

# Executive Summary Report

Appraisal Date 1/1/2003 - 2003 Assessment Roll

**Area Name / Number:** Northgate / 7

**Previous Physical Inspection:** 1996

## Sales - Improved Summary:

Number of Sales: 471

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2002 Value</b>	\$95,500	\$168,200	\$263,700	\$290,500	90.8%	13.77%
<b>2003 Value</b>	\$160,000	\$128,400	\$288,400	\$290,500	99.3%	7.75%
<b>Change</b>	+\$64,500	-\$39,800	+\$24,700		+8.5%	-6.02%
<b>% Change</b>	+67.5%	-23.7%	+9.4%		+9.4%	-43.72%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -6.02% and -43.72% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

## Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2002 Value</b>	\$97,300	\$162,500	\$259,800
<b>2003 Value</b>	\$164,000	\$117,300	\$281,300
<b>Percent Change</b>	+68.6%	-27.8%	+8.3%

Number of improved Parcels in the Population: 4842

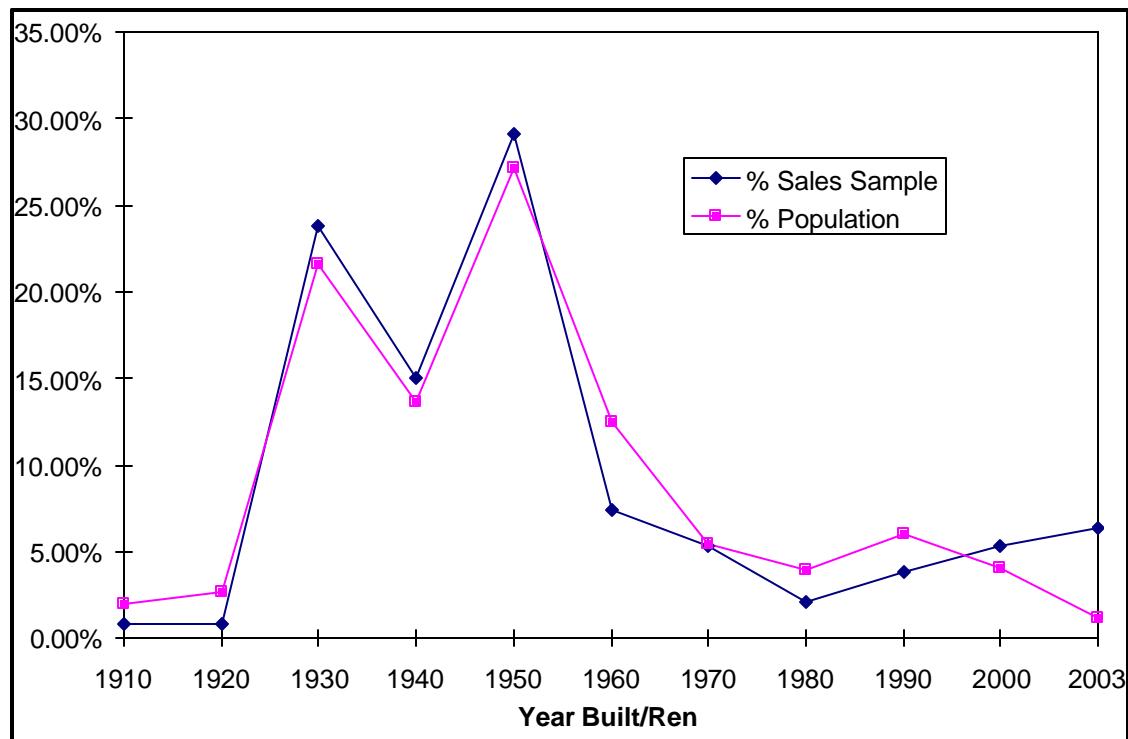
The population summary above excludes multi-building and mobile home parcels. In addition, parcels with 2002 or 2003 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

## Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2003 Assessment Roll.

### **Sales Sample Representation of Population - Year Built**

<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	4	0.85%	1910	96	1.98%
1920	4	0.85%	1920	128	2.64%
1930	112	23.78%	1930	1044	21.56%
1940	71	15.07%	1940	658	13.59%
1950	137	29.09%	1950	1317	27.20%
1960	35	7.43%	1960	603	12.45%
1970	25	5.31%	1970	262	5.41%
1980	10	2.12%	1980	190	3.92%
1990	18	3.82%	1990	291	6.01%
2000	25	5.31%	2000	196	4.05%
2003	30	6.37%	2003	57	1.18%
	471			4842	

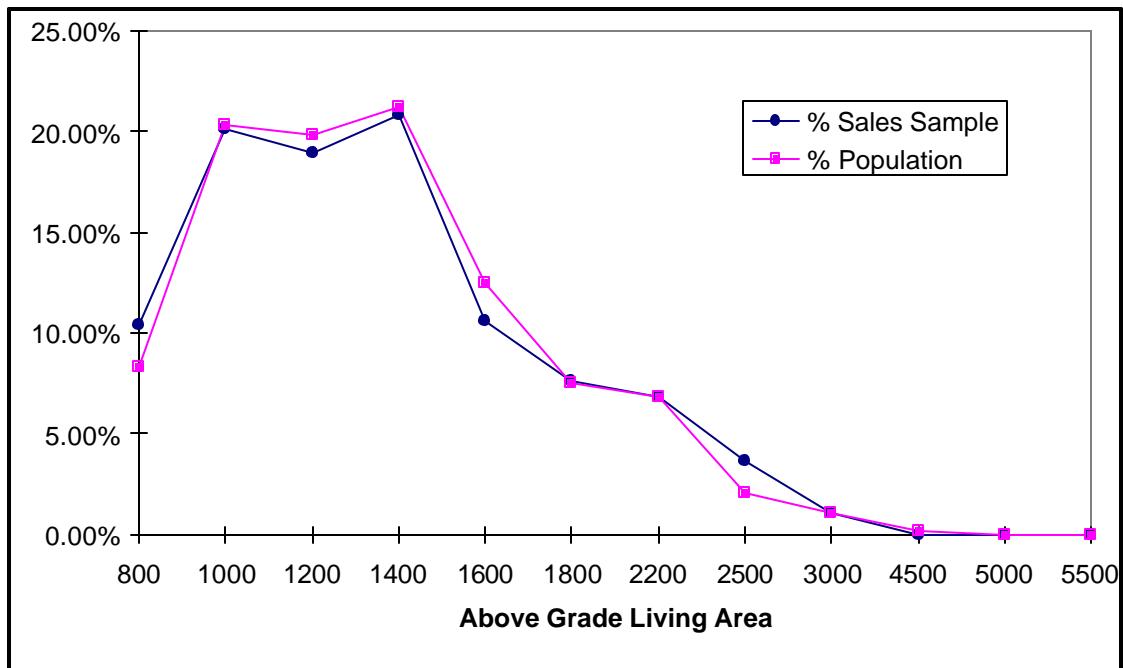


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
800	49	10.40%
1000	95	20.17%
1200	89	18.90%
1400	98	20.81%
1600	50	10.62%
1800	36	7.64%
2200	32	6.79%
2500	17	3.61%
3000	5	1.06%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
	471	

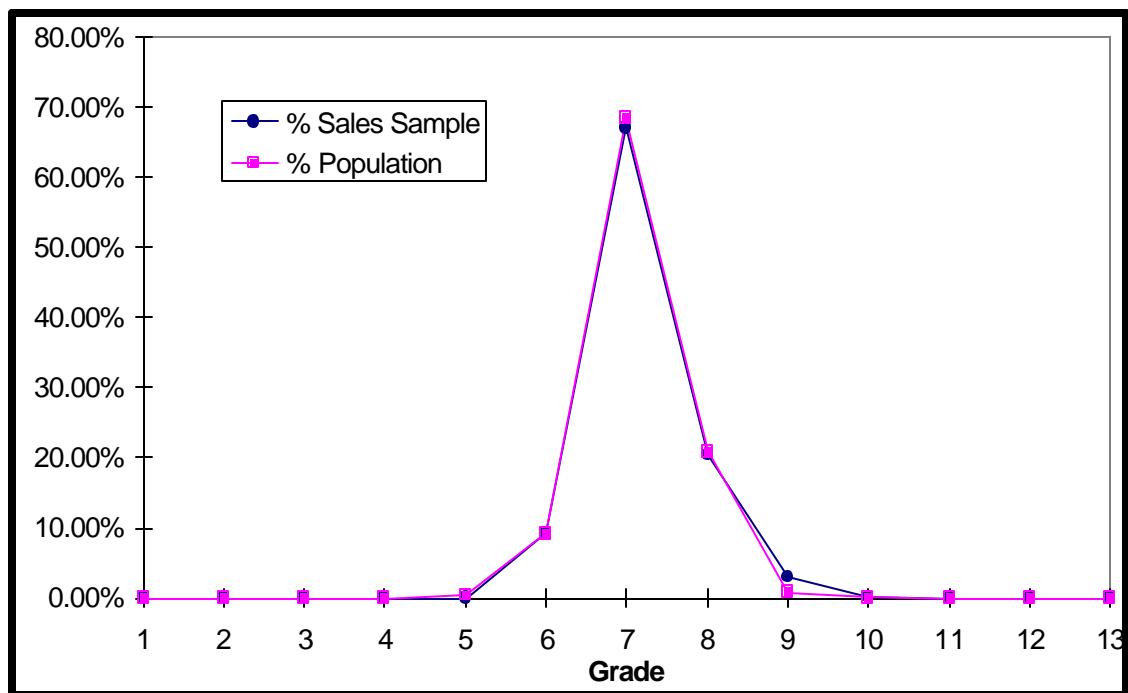
<b>Population</b>		
AGLA	Frequency	% Population
800	402	8.30%
1000	987	20.38%
1200	962	19.87%
1400	1029	21.25%
1600	604	12.47%
1800	366	7.56%
2200	333	6.88%
2500	99	2.04%
3000	50	1.03%
4500	9	0.19%
5000	1	0.02%
5500	0	0.00%
	4842	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

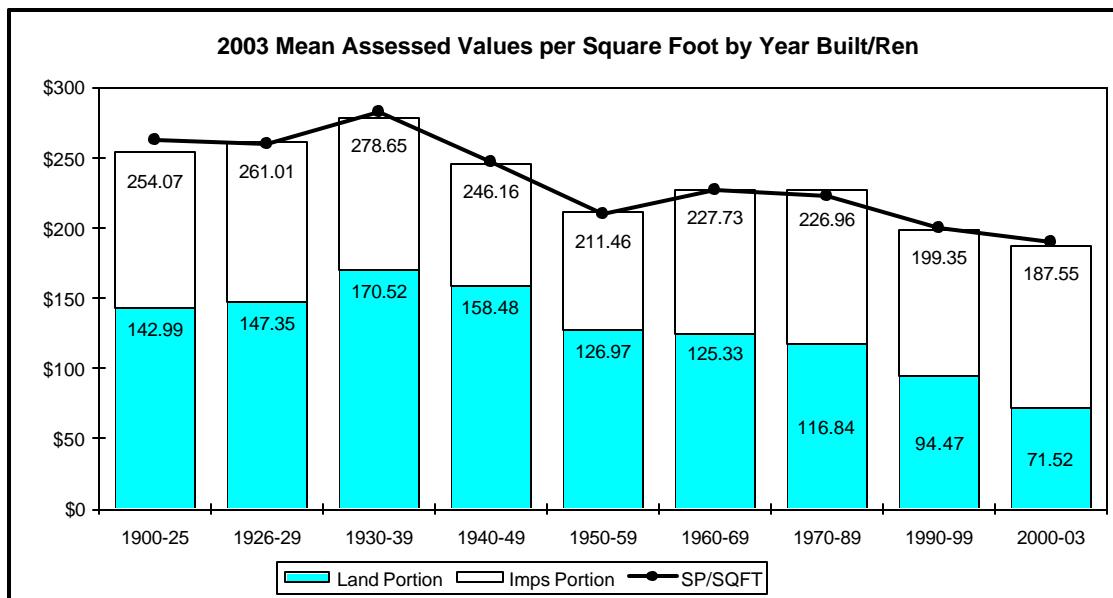
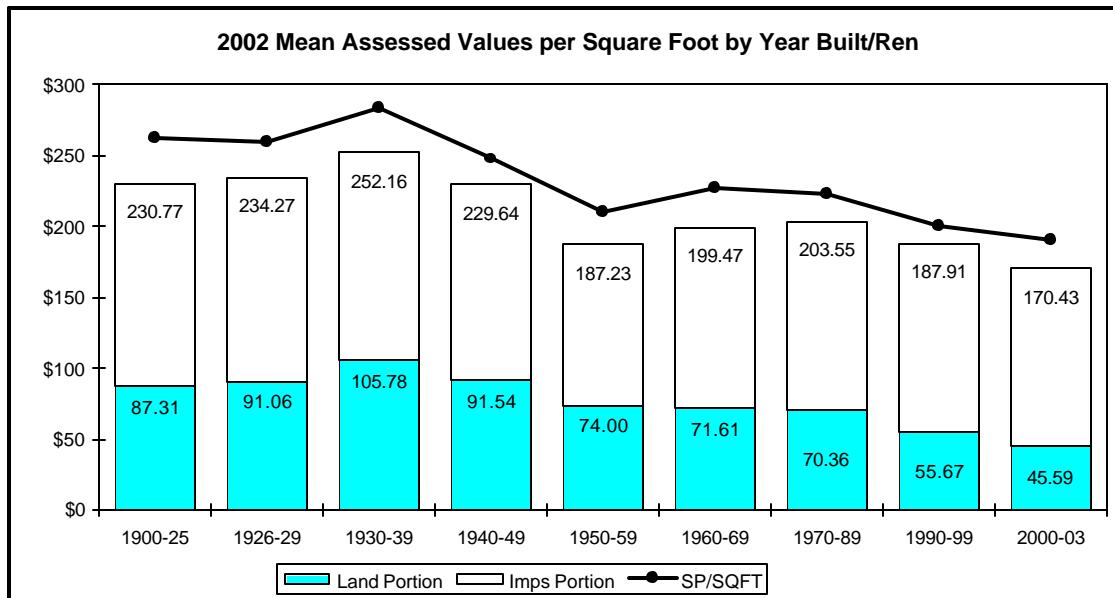
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	0	0.00%	5	26	0.54%
6	44	9.34%	6	444	9.17%
7	316	67.09%	7	3315	68.46%
8	96	20.38%	8	1011	20.88%
9	14	2.97%	9	40	0.83%
10	1	0.21%	10	5	0.10%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	471			4842	



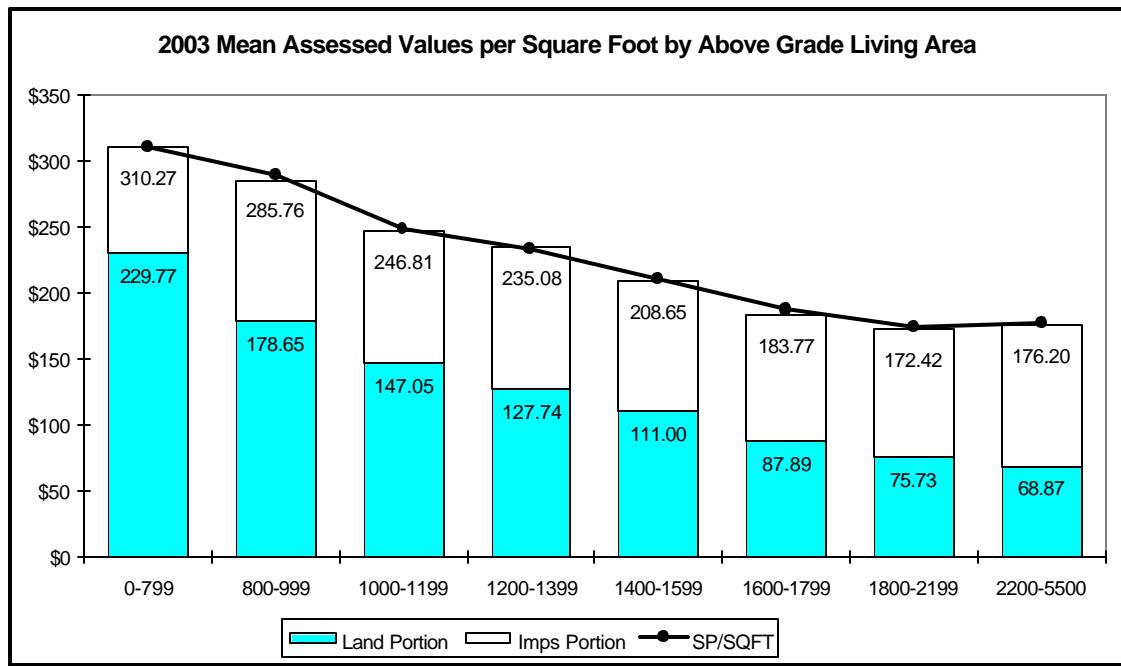
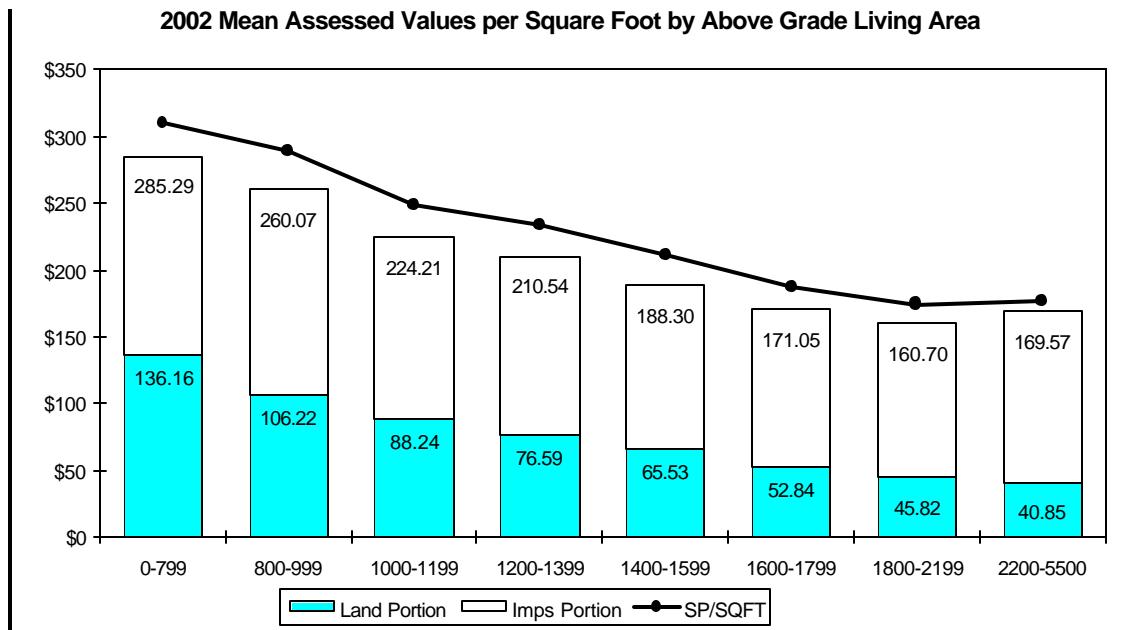
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## ***Comparison of 2002 and 2003 Per Square Foot Values by Year Built***



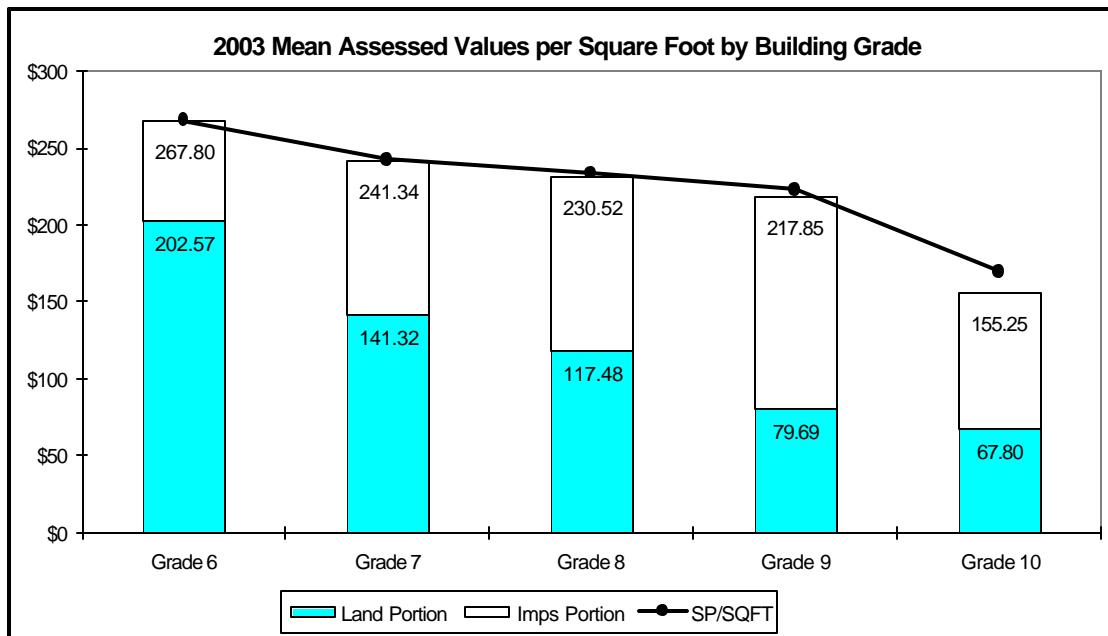
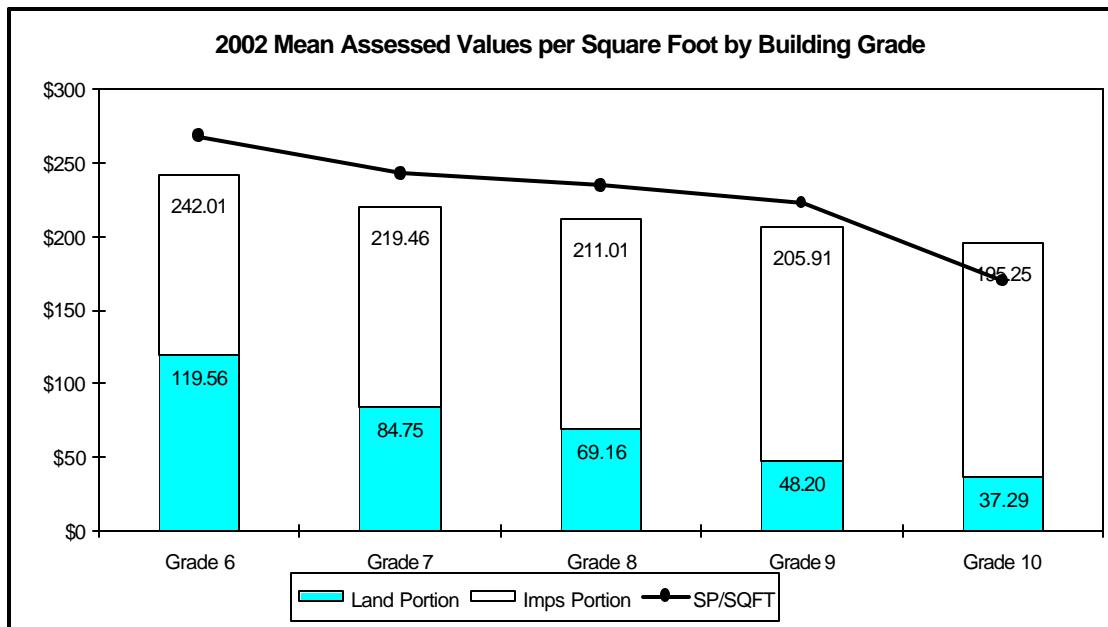
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area**



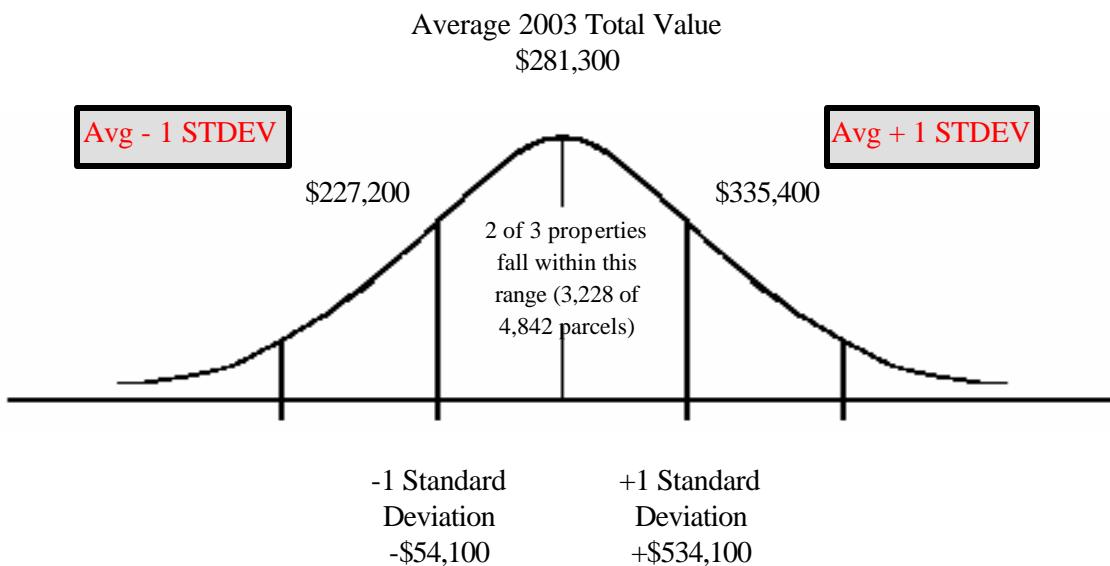
The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

### **Comparison of 2002 and 2003 Per Square Foot Values by Grade**



The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2002 or 2003 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2001 to 12/2002 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

### ***Identification of the Area***

#### **Name or Designation:**

Area Name: Northgate / Maple Leaf

#### **Boundaries:**

This area is bounded on the south and east by Lake City Way NE (to Northgate Way), then west along Northgate Way to 15<sup>th</sup> Avenue NE to Roosevelt Way NE, then northwest along Roosevelt Way NE to Interstate 5, then south along Interstate 5 to lake City Way NE.

#### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 7 is located in the Northgate, Maple Leaf, Thornton Creek and Pinehurst neighborhoods of north Seattle. The population is homogeneous and urban in nature. It includes a range of grades from 5 to 10 with 7 being the predominate grade. Homes were built between 1900 and 2003 with the predominant age between 1925 and 1965. The area is influenced by its proximity to Interstate 5, Green Lake and North Seattle Community College. Area 7 includes the Northgate Mall, Northgate Village, Maple Leaf Reservoir and several small parks. There has been some evidence in this area of subdivision of the larger lots into additional sites. Views, Thornton Creek, traffic noise and topography effect a small number of parcels and valuation variances have been considered in the land valuation.

### **Preliminary Ratio Analysis**

A Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study was repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 13.77% to 7.75%.

### **Scope of Data**

#### **Land Value Data:**

Vacant sales from 1/2001 to 1/2003 were given primary consideration for valuing land. This is an urban area with a limited number of vacant parcels. Appraisers verified the vacant land sales from 1/1999 to 1/2003 located within this area and the surrounding areas, contacting the buyer or seller when possible. Additionally, appraisers verified improved parcels that were bought with an intention of removing the building and replacing it with a new structure.

#### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 4999 parcels in Area 7 of which 92 are vacant or have only accessory buildings on the property. Because the area is 98.2% improved, there were insufficient sales of vacant parcels to set benchmarks for the entire area. Due to the limited number of vacant parcels, matched pair analysis was used to determine adjustments for views, large lots, undersized lots, traffic and topography as well as for neighborhood location. We also analyzed sales from adjacent similar areas together with properties that sold with older lower quality improvements bought with the intent to remove the used building and replace it with a new house in order to develop a sufficient number of sales to set benchmarks for this area. Abstraction and matched pair analysis was used to determine additional adjustments to the benchmark.

Adjustments to the benchmark were made for the following positive and negative market influences: size, views, (including Olympic and Cascade Mountains, Mt. Rainier, territorial, Green Lake, and downtown Seattle), heavy traffic (arterial streets), nuisance (adjacent to commercial properties and traffic noise from I-5 and Lake City Way) and topography.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## ***Land Value Model Calibration***

Lot Size	Sub Area			
	3	6	7	8
<1000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
1000	\$ 65,000	\$ 72,000	\$ 80,000	\$ 83,000
3000	\$ 130,000	\$ 145,000	\$ 165,000	\$ 165,000
4000	\$ 135,000	\$ 150,000	\$ 175,000	\$ 170,000
5000	\$ 140,000	\$ 155,000	\$ 180,000	\$ 175,000
6000	\$ 145,000	\$ 160,000	\$ 185,000	\$ 180,000
7000	\$ 150,000	\$ 165,000	\$ 190,000	\$ 185,000
8000	\$ 155,000	\$ 170,000	\$ 195,000	\$ 190,000
9000	\$ 160,000	\$ 175,000	\$ 200,000	\$ 195,000
10000	\$ 165,000	\$ 180,000	\$ 205,000	\$ 200,000
11000	\$ 170,000	\$ 185,000	\$ 210,000	\$ 205,000
12000	\$ 175,000	\$ 190,000	\$ 215,000	\$ 210,000
13000	\$ 180,000	\$ 195,000	\$ 220,000	\$ 215,000
14000	\$ 185,000	\$ 200,000	\$ 225,000	\$ 220,000
16000	\$ 190,000	\$ 205,000	\$ 230,000	\$ 225,000
18000	\$ 195,000	\$ 210,000	\$ 235,000	\$ 230,000
20000	\$ 200,000	\$ 215,000	\$ 240,000	\$ 235,000
25000	\$ 205,000	\$ 220,000	\$ 245,000	\$ 240,000
35000	\$ 210,000	\$ 225,000	\$ 250,000	\$ 245,000

Views	
Mountain, Territorial & City	
Average	+10%
Good	+20%

Traffic	
Moderate	-10%
Heavy	-15% to 20%

External Nuisance	
-5% to 15%	

Topography	-10% to 20%
Flag Lots	-5% to 15%

**Vacant Sales Used In This Physical Inspection Analysis**  
**Area 7**

<b>Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
7	3	082000	0010	1/29/01	\$645,000	16,571	N	N
7	6	802420	2171	11/6/01	\$150,000	5,107	N	N
7	6	890100	1437	5/22/00	\$140,000	7,200	N	N
7	8	510040	2314	2/9/00	\$140,000	4,896	N	N
7	8	510140	6187	6/10/02	\$350,000	10,096	N	N
7	8	691470	0070	3/1/00	\$100,000	5,000	N	N
8	1	407780	0281	6/6/01	\$ 98,000	7200	N	N
8	1	407780	0493	7/5/01	\$ 95,000	10400	N	N
8	1	882090	0411	12/18/02	\$155,000	8891	N	N
8	1	882190	0100	2/23/01	\$101,000	5553	N	N
8	1	890250	0165	3/22/01	\$138,000	8250	N	N
8	3	256830	0136	3/13/01	\$ 90,000	5458	N	N
8	3	342604	9052	8/12/02	\$281,500	7200	N	N
8	7	113300	0112	11/8/01	\$110,000	9608	N	N
8	8	344800	0335	5/8/01	\$125,000	7206	N	N
8	8	890100	1061	8/13/02	\$130,000	7201	N	N
8	8	890100	1561	2/15/01	\$100,000	3750	N	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
**Area 7**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	082000	0012	1/29/2001	645,000	SEGREGATION AND/OR MERGER
3	082000	0014	1/29/2001	645,000	SEGREGATION AND/OR MERGER
3	082000	0015	1/29/2001	645,000	SEGREGATION AND/OR MERGER
3	082000	0016	1/29/2001	645,000	SEGREGATION AND/OR MERGER
3	082000	0017	1/29/2001	645,000	SEGREGATION AND/OR MERGER
3	082000	0018	1/29/2001	645,000	SEGREGATION AND/OR MERGER
3	082000	0019	1/29/2001	645,000	SEGREGATION AND/OR MERGER
3	204450	0061	5/3/2001	118,000	NO MARKET EXPOSURE;
3	292604	9157	6/26/2001	210,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	292604	9171	8/30/01	125,675	TEAR DOWN; MULTI-PARCEL SALE
3	292604	9196	2/20/2001	37,501	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	292604	9196	2/20/2001	81,011	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	292604	9324	2/21/2002	250,000	SEGREGATION AND/OR MERGER; TEAR DOWN
3	292604	9428	8/30/2001	125,675	TEAR DOWN; MULTI-PARCEL SALE
3	641410	0055	6/18/2002	135,000	TEAR DOWN;
6	116000	0065	5/9/2002	75,000	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE
6	510140	8696	9/5/01	139,000	NO MARKET EXPOSURE
6	864150	0040	6/26/2002	115,000	TEAR DOWN;
6	890200	0267	6/20/2002	70,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
7	287860	0220	5/22/2002	173,000	TEAR DOWN;
7	354390	0345	6/6/2002	160,000	TEAR DOWN
7	772060	0035	3/22/2001	1,719	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8	199520	0385	8/2/2002	140,000	TEAR DOWN; NO MARKET EXPOSURE
8	510040	2481	10/4/2002	125,000	NO MARKET EXPOSURE;
8	510140	6152	12/4/2001	235,000	NO MARKET EXPOSURE;
8	510140	6188	6/10/2002	350,000	MULTI-PARCEL SALE
8	802420	0490	9/12/2002	417,000	NO MARKET EXPOSURE;
8	802420	1105	4/16/2001	150,000	TEAR DOWN;
8	802420	1110	4/16/2001	300,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE;

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2001 to 12/2002 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The sale sample represents the population very well for most characteristics. Most of the houses in this area built between 1925 and 1965 with a spurt of new construction and infilling over the past 10 years. Most of the houses built before 1940 are within the Maple Leaf neighborhood with the majority of houses built after 1940 in the balance of Area 7. The Maple Leaf neighborhood is located in all of Sub Area 7 and the lower portion of Sub Area 8 (neighborhood map page 21). Analysis of the area showed the need to define the Maple Leaf neighborhood (Neighborhood #1).

Finally, as expected, the model performed best on parcels which are well represented in the sales sample. The model did not perform as well on those narrowly represented such as parcels with multiple improvements, duplexes or triplexes. Other types of properties that may not respond well with the model include houses below grade 6 and greater than grade 10, houses in poor or fair condition, and large houses.

Other valuation tools such as cost and cost less depreciation were available to aid in value selection of the poorly represented parcels. Ultimately, appraiser judgment was the most critical factor in selecting values for all parcels.

The improved parcel total value models are included later in this report.

## **Improved Parcel Total Value Model Calibration**

### **Estimated Market Value Equation Area 7**

$$R^2 = 0.790706$$

#### **Formula**

Intercept		3.021722
- If in Sub Area 3, then	1*	0.02239323
+ If in Neighborhood 1, then	1*	0.04455373
+ LN (Base Land/1000)	*	0.2268683
- LN Age	*	0.08199513
- If Year Renovated, then	1*	0.04343986
+ LN Grade	*	0.6225902
+ If Condition = Good, then	1*	0.03434281
+ If Condition = Very Good, then	1*	0.0541359
+ LN (Total Baths + 1)	*	0.09291037
+ LN (First Floor Square Footage/100)	*	0.1249326
+ LN ((Half Floor Square Footage/100)+1)	*	0.08750644
+ LN (((Total Unfinished Basement Square Footage + Basement Garage Square Footage)/100)+1)	*	0.02025319
+ If Finished Basement Grade > 5, (LN (Finished Basement Square Footage/100)+1)	*	0.04908907
+ LN (((Finished 2nd Floor Square Footage + Finished Upper Floor Square Footage)/100)+1)	*	0.07646001
- If Other Nuisances, then	1*	<u>0.03047958</u>
		Total

Then, EXP (Total) \* 1000 = EMV

Then Truncated EMV value to the lower thousand

EMV	=	Total Value
Land Value	=	Base Land Value
Improvement Value	=	EMV – Base Land Value

EMV values were not generated for:

- Parcels with more than one building
- Lots sizes less than 100 square feet
- Buildings with grades less than 3

- Total EMV less than the Base Land Value

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
3	641310	0093	8/21/2001	\$ 150,000	690	0	6	1944	3	5,617	N	N	11531 8TH AV NE
3	082000	0068	3/1/2002	\$ 174,000	700	0	6	1949	3	4,800	N	N	12038 14TH AV NE
3	641160	0183	9/25/2002	\$ 207,000	720	0	6	1948	4	7,139	N	N	325 NE 117TH ST
3	204450	0052	7/3/2002	\$ 215,000	750	0	6	1942	4	6,010	N	N	1020 NE 117TH ST
3	641210	0091	3/7/2001	\$ 172,000	760	0	6	1940	4	5,692	N	N	332 NE 120TH ST
3	156010	0095	4/26/2002	\$ 171,000	770	0	6	1943	2	6,900	N	N	11332 14TH AV NE
3	641210	0094	4/19/2001	\$ 234,950	820	820	6	1940	4	7,219	N	N	12025 5TH AV NE
3	641310	0095	8/7/2001	\$ 195,500	850	0	6	1944	4	6,544	N	N	11522 7TH AV NE
3	223750	0040	2/14/2001	\$ 193,000	880	0	6	1948	4	7,200	N	N	521 NE 120TH ST
3	641160	0184	7/29/2002	\$ 211,000	950	0	6	1930	4	8,280	N	N	311 NE 117TH ST
3	292604	9370	11/6/2001	\$ 192,000	970	0	6	1949	4	7,361	N	N	1215 NE 125TH ST
3	292604	9184	5/10/2002	\$ 226,000	1,020	0	6	1947	4	8,280	N	N	12054 12TH AV NE
3	543330	0035	5/20/2002	\$ 230,000	1,060	0	6	1950	5	8,220	N	N	11015 15TH AV NE
3	204450	0054	11/21/2001	\$ 163,000	1,090	0	6	1942	3	6,010	N	N	1036 NE 117TH ST
3	641310	0320	6/13/2001	\$ 193,000	1,100	0	6	1950	3	9,212	N	N	11720 8TH AV NE
3	641310	0073	5/23/2001	\$ 183,000	770	0	7	1941	3	4,000	N	N	11549 8TH AV NE
3	641360	0336	7/19/2002	\$ 200,000	790	0	7	1947	3	6,120	N	N	528 NE 123RD ST
3	292604	9169	3/29/2001	\$ 217,000	830	450	7	1942	3	6,722	N	N	11353 5TH AV NE
3	271110	0015	2/25/2002	\$ 220,000	850	0	7	1947	4	6,000	Y	N	917 NE 113TH ST
3	572450	0020	1/15/2001	\$ 194,000	860	0	7	1941	4	7,080	N	N	1011 NE 115TH ST
3	156010	0145	7/25/2001	\$ 223,000	890	430	7	1943	3	7,000	N	N	11337 14TH AV NE
3	156010	0025	4/18/2001	\$ 207,000	900	140	7	1942	4	6,900	N	N	11337 15TH AV NE
3	204450	0300	7/22/2002	\$ 235,000	920	200	7	1947	3	6,720	N	N	1405 NE 120TH ST
3	156010	0125	6/1/2001	\$ 210,000	930	150	7	1943	3	7,089	N	N	11357 14TH AV NE
3	641360	0276	10/14/2002	\$ 214,000	970	0	7	1949	3	5,922	N	N	12344 8TH AV NE
3	543330	0145	9/19/2002	\$ 240,000	970	300	7	1948	3	8,640	N	N	11009 14TH AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
3	527220	0010	1/23/2002	\$ 188,500	1,000	0	7	1947	3	6,912	N	N	11727 ROOSEVELT WY NE
3	572450	0341	2/19/2002	\$ 225,000	1,000	1,000	7	1951	3	5,940	N	N	1037 NE 114TH ST
3	156010	0010	11/19/2001	\$ 219,950	1,060	0	7	1942	4	6,900	N	N	11353 15TH AV NE
3	641410	0150	12/31/2001	\$ 190,000	1,060	0	7	1947	2	7,200	N	N	832 NE 125TH ST
3	543330	0105	8/22/2002	\$ 236,000	1,060	240	7	1947	3	8,520	N	N	11057 14TH AV NE
3	292604	9341	9/25/2001	\$ 230,000	1,090	0	7	1955	3	6,490	N	N	1210 NE 124TH ST
3	641310	0171	2/19/2002	\$ 205,000	1,130	0	7	1947	3	6,480	N	N	916 NE 115TH ST
3	572450	0109	12/26/2002	\$ 269,500	1,130	1,130	7	1950	4	8,850	N	N	11405 PINEHURST WY NE
3	641310	0331	11/21/2002	\$ 227,950	1,170	0	7	1953	3	8,008	N	N	11725 9TH AV NE
3	292604	9286	8/23/2001	\$ 230,000	1,200	0	7	1950	4	6,300	N	N	1206 NE 123RD ST
3	641160	0212	4/4/2001	\$ 250,000	1,210	720	7	1989	3	6,750	N	N	11501 5TH AV NE
3	204450	0201	12/17/2002	\$ 278,000	1,230	660	7	1973	4	7,200	N	N	1033 NE 120TH ST
3	271160	0015	7/5/2002	\$ 280,000	1,230	610	7	1964	4	6,600	N	N	1050 NE 114TH ST
3	641310	0161	9/26/2002	\$ 295,000	1,250	600	7	1920	5	8,760	N	N	11550 8TH AV NE
3	641360	0273	6/20/2002	\$ 319,000	1,260	850	7	1999	3	6,754	N	N	12338 8TH AV NE
3	641410	0104	5/13/2002	\$ 270,000	1,270	500	7	1939	3	7,200	N	N	802 NE 125TH ST
3	641410	0711	4/17/2002	\$ 275,000	1,280	1,000	7	1992	3	9,552	N	N	12725 ROOSEVELT WY NE
3	781030	0025	6/21/2001	\$ 224,950	1,320	0	7	1949	4	7,500	N	N	11523 3RD AV NE
3	573050	0027	12/5/2001	\$ 263,500	1,370	0	7	2001	3	1,598	N	N	1220 NE 124TH ST
3	641410	0050	3/22/2001	\$ 251,950	1,370	0	7	1947	3	7,728	N	N	556 NE 125TH ST
3	641410	0073	9/30/2002	\$ 275,000	1,400	0	7	1954	4	7,600	N	N	549 NE 126TH ST
3	641310	0222	12/5/2002	\$ 245,000	1,470	0	7	1940	4	9,215	N	N	518 NE 117TH ST
3	204450	0115	8/5/2002	\$ 299,950	1,490	0	7	2002	3	7,200	N	N	1046 NE 115TH ST
3	204450	0221	7/25/2001	\$ 196,000	1,510	0	7	1949	3	6,000	N	N	11738 12TH AV NE
3	156010	0205	1/3/2001	\$ 268,600	1,530	0	7	1943	4	7,050	N	N	11322 12TH AV NE
3	543330	0156	7/23/2002	\$ 251,990	1,540	0	7	1950	4	7,380	N	N	1212 NE NORTHGATE WY
3	260520	0015	6/7/2002	\$ 240,500	1,560	0	7	1949	3	7,311	N	N	12343 11TH AV NE
3	082000	0015	7/22/2002	\$ 285,000	1,770	0	7	2001	3	1,996	N	N	12326 A 14TH AV NE
3	082000	0012	8/23/2002	\$ 289,900	1,770	0	7	2001	3	1,977	N	N	12330 A 14TH AV NE
3	082000	0014	3/11/2002	\$ 296,000	1,770	0	7	2001	3	1,969	N	N	12328 A 14TH AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
3	082000	0010	3/7/2002	\$ 297,500	1,770	0	7	2001	3	2,027	N	N	12332 A 14TH AV NE
3	641310	0259	2/27/2002	\$ 285,000	1,780	0	7	1989	3	7,457	N	N	541 NE 120TH ST
3	641310	0301	2/12/2002	\$ 217,500	1,830	0	7	1950	3	7,200	N	N	542 NE 117TH ST
3	641160	0208	5/9/2001	\$ 261,000	1,830	0	7	1968	4	5,885	N	N	11525 5TH AV NE
3	082000	0017	11/15/2002	\$ 245,000	1,860	0	7	2001	3	2,210	N	N	12330 B 14TH AV NE
3	082000	0018	11/15/2002	\$ 249,950	1,860	0	7	2001	3	2,218	N	N	12328 B 14TH AV NE
3	082000	0016	11/7/2002	\$ 252,500	1,860	0	7	2001	3	2,055	N	N	12332 B 14TH AV NE
3	082000	0019	11/14/2002	\$ 254,950	1,860	0	7	2001	3	2,113	N	N	12326 B 14TH AV NE
3	641310	0074	8/8/2002	\$ 270,000	1,890	0	7	1942	3	10,525	N	N	541 NE 117TH ST
3	641360	0080	3/8/2001	\$ 265,000	2,130	0	7	1951	4	6,120	N	N	12057 8TH AV NE
3	292604	9463	8/15/2001	\$ 310,000	1,240	640	8	1968	3	7,242	N	N	1040 NE 120TH ST
3	641360	0034	5/20/2002	\$ 285,000	1,390	650	8	1964	3	12,844	N	N	12034 5TH AV NE
3	641310	0273	2/20/2002	\$ 277,500	1,530	0	8	1968	4	8,700	N	N	11742 7TH AV NE
3	641360	0168	12/27/2002	\$ 288,000	1,620	0	8	1957	4	6,000	N	N	913 NE 122ND ST
3	641310	0230	4/9/2002	\$ 263,000	1,790	0	8	1965	4	7,800	N	N	11712 5TH AV NE
3	641360	0102	10/26/2002	\$ 340,000	2,030	0	8	1967	4	18,137	N	N	12012 8TH AV NE
3	641360	0149	3/22/2001	\$ 429,000	2,190	0	8	2000	3	7,814	N	N	842 NE 120TH ST
3	641360	0148	1/14/2002	\$ 395,000	2,220	0	8	2000	3	7,543	N	N	846 NE 120TH ST
3	641360	0177	12/24/2001	\$ 290,000	2,320	0	8	1956	3	8,160	N	N	906 NE 122ND ST
3	292604	9157	10/9/2002	\$ 435,000	2,320	0	9	2002	3	7,200	N	N	535 NE 115TH ST
3	292604	9554	10/11/2002	\$ 440,212	2,320	0	9	2002	3	7,202	N	N	533 NE 115TH ST
6	802420	2490	11/26/2001	\$ 219,636	540	540	6	1942	4	4,410	N	N	9600 17TH AV NE
6	510140	7505	4/24/2002	\$ 222,500	620	0	6	1941	4	6,336	N	N	2322 NE 103RD ST
6	510140	7785	7/16/2002	\$ 184,000	680	0	6	1948	3	6,525	N	N	1749 NE 105TH ST
6	510140	8507	4/23/2001	\$ 170,000	690	0	6	1948	3	6,380	N	N	805 NE 105TH ST
6	288770	0480	12/10/2001	\$ 198,200	700	0	6	1907	4	5,100	N	N	8246 17TH AV NE
6	510140	7537	5/16/2001	\$ 200,000	710	240	6	1948	3	6,336	N	N	2330 NE 103RD ST
6	510140	5004	9/13/2001	\$ 226,900	730	0	6	1948	3	5,376	N	N	9618 20TH AV NE
6	510140	0868	1/10/2002	\$ 230,000	750	0	6	1941	4	6,090	N	N	1734 NE 86TH ST
6	510140	2545	6/26/2001	\$ 245,500	780	130	6	1939	4	6,380	N	N	1734 NE 91ST ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
6	510040	0335	8/5/2002	\$ 225,500	790	0	6	1941	5	5,940	N	N	1712 NE 85TH ST
6	510140	0934	5/20/2002	\$ 213,000	810	0	6	1958	4	4,368	N	N	8608 15TH AV NE
6	510140	7780	8/31/2001	\$ 214,000	860	0	6	1946	4	6,525	N	N	1745 NE 105TH ST
6	510140	5755	3/25/2002	\$ 210,000	870	0	6	1945	3	5,334	N	N	10024 21ST AV NE
6	890150	0041	12/20/2001	\$ 182,000	980	0	6	1930	3	7,081	N	N	1720 NE 106TH ST
6	802420	2372	10/18/2002	\$ 209,949	700	0	7	1944	5	5,400	N	N	1808 NE 96TH ST
6	510140	5276	2/26/2001	\$ 174,000	730	0	7	1946	3	8,064	N	N	9711 23RD AV NE
6	288770	1700	4/11/2001	\$ 225,000	750	400	7	1924	4	2,700	N	N	8048 15TH AV NE
6	510140	0841	5/14/2001	\$ 244,950	760	180	7	1941	3	6,380	Y	N	1713 NE 88TH ST
6	510140	4107	8/29/2001	\$ 186,000	770	0	7	1948	3	5,376	N	N	9233 17TH AV NE
6	510140	4116	10/3/2001	\$ 215,000	770	0	7	1948	3	5,376	N	N	9217 17TH AV NE
6	510140	1915	5/29/2001	\$ 163,500	780	0	7	1942	3	4,662	N	N	8813 20TH AV NE
6	510140	1864	12/11/2002	\$ 290,000	800	800	7	1928	3	4,064	Y	N	8828 17TH AV NE
6	802420	1810	3/11/2002	\$ 272,250	800	150	7	1940	4	5,080	Y	N	1539 NE 98TH ST
6	890200	0035	9/20/2002	\$ 245,000	810	0	7	1938	4	8,560	N	N	10532 23RD AV NE
6	510140	4121	2/8/2001	\$ 224,000	820	0	7	1948	3	5,376	N	N	9201 17TH AV NE
6	510140	4121	7/18/2002	\$ 248,000	820	0	7	1948	3	5,376	N	N	9201 17TH AV NE
6	802420	2175	9/11/2002	\$ 230,000	830	860	7	1941	3	5,080	N	N	1536 NE 95TH ST
6	802420	1815	12/2/2002	\$ 280,000	830	630	7	1941	4	5,080	N	N	1541 NE 98TH ST
6	510140	5970	3/18/2002	\$ 235,000	840	0	7	1946	3	6,384	N	N	10216 20TH AV NE
6	510140	5336	6/14/2001	\$ 222,000	860	640	7	1949	3	9,570	N	N	2036 NE 98TH ST
6	802420	2520	2/12/2002	\$ 264,900	860	290	7	1940	3	6,477	N	N	1727 NE 98TH ST
6	510140	1816	7/16/2001	\$ 301,500	880	140	7	1928	3	5,410	N	N	8807 17TH AV NE
6	510140	0826	10/1/2001	\$ 266,000	900	300	7	1939	4	5,488	Y	N	8618 17TH AV NE
6	557720	0427	1/16/2001	\$ 250,000	900	640	7	1952	4	5,290	N	N	10204 15TH AV NE
6	510140	4366	1/25/2002	\$ 265,000	900	440	7	1993	3	5,413	N	N	9402 20TH AV NE
6	743450	0085	4/17/2001	\$ 262,950	910	300	7	1939	4	6,700	N	N	1228 NE 103RD ST
6	510140	1825	11/20/2001	\$ 262,000	920	670	7	1927	5	5,365	N	N	1745 NE 89TH ST
6	510140	7020	8/8/2001	\$ 278,000	930	290	7	1946	4	7,728	N	N	10219 23RD AV NE
6	510140	0988	3/29/2002	\$ 265,000	930	0	7	1942	4	6,380	N	N	1545 NE 88TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
6	288770	0160	12/30/2002	\$ 298,000	930	500	7	1927	4	3,800	N	N	8233 16TH AV NE
6	510140	7415	2/21/2001	\$ 230,000	940	0	7	1942	4	9,570	N	N	2038 NE 103RD ST
6	510140	2310	3/22/2002	\$ 234,800	940	0	7	1949	3	8,910	N	N	9008 15TH AV NE
6	510140	2644	5/7/2001	\$ 257,500	950	810	7	1936	5	9,570	Y	N	1538 NE 91ST ST
6	510140	5589	3/20/2002	\$ 281,016	950	480	7	1948	4	6,380	N	N	1535 NE 102ND ST
6	510140	2234	12/1/2002	\$ 318,000	950	730	7	1941	4	6,380	N	N	1716 NE 89TH ST
6	510140	0997	7/29/2002	\$ 265,000	960	300	7	1941	4	6,380	N	N	1652 NE 86TH ST
6	510140	8730	6/19/2002	\$ 245,000	960	0	7	1971	4	5,376	N	N	10310 8TH AV NE
6	116000	0285	12/13/2002	\$ 270,000	980	0	7	1949	4	7,440	N	N	1214 NE 107TH ST
6	741120	0090	4/29/2001	\$ 289,500	980	970	7	1926	4	3,699	N	N	8508 15TH AV NE
6	288770	0055	4/4/2002	\$ 255,000	1,000	0	7	1929	4	2,700	N	N	8228 15TH AV NE
6	510140	2356	1/23/2002	\$ 260,000	1,010	0	7	1946	4	7,728	N	N	9008 17TH AV NE
6	510140	4064	12/7/2001	\$ 268,000	1,030	760	7	1941	3	7,300	N	N	1529 NE 94TH ST
6	890150	0155	8/6/2001	\$ 256,500	1,040	490	7	1940	4	7,500	N	N	10520 19TH AV NE
6	510140	7825	5/29/2001	\$ 333,000	1,040	1,040	7	1947	4	7,638	N	N	1734 NE 104TH ST
6	510140	2232	7/15/2002	\$ 329,000	1,040	850	7	1941	4	6,380	N	N	1720 NE 89TH ST
6	890100	1370	2/20/2001	\$ 285,000	1,050	0	7	1921	5	7,500	N	N	10728 20TH AV NE
6	510140	8477	10/21/2001	\$ 269,950	1,060	830	7	1961	4	4,928	N	N	10411 8TH AV NE
6	510140	7455	6/12/2002	\$ 256,000	1,070	360	7	1942	3	6,384	N	N	2054 NE 103RD ST
6	510140	5820	7/19/2001	\$ 236,000	1,080	0	7	1949	3	7,250	N	N	2110 NE 100TH ST
6	890200	0030	1/26/2001	\$ 279,000	1,080	500	7	1940	4	9,266	Y	N	10525 VICTORY LN NE
6	890200	0063	8/21/2001	\$ 245,000	1,080	1,040	7	1953	3	7,643	Y	N	10508 VICTORY LN NE
6	510140	4423	3/26/2002	\$ 249,900	1,100	820	7	1954	3	7,168	N	N	9421 20TH AV NE
6	510140	5750	3/17/2001	\$ 251,500	1,110	0	7	1920	4	6,014	N	N	10019 21ST AV NE
6	116000	0255	5/10/2002	\$ 235,000	1,120	0	7	1942	3	8,631	N	N	10824 12TH AV NE
6	510140	0970	12/5/2001	\$ 282,000	1,120	640	7	1941	3	6,380	N	N	1531 NE 88TH ST
6	510140	5008	7/15/2002	\$ 218,000	1,130	0	7	1950	3	5,376	N	N	9608 20TH AV NE
6	326530	0455	6/20/2002	\$ 259,500	1,130	0	7	1916	3	5,942	N	N	9721 19TH AV NE
6	510140	1000	5/16/2002	\$ 295,000	1,130	0	7	1941	4	6,380	N	N	1650 NE 86TH ST
6	557720	0426	10/17/2002	\$ 235,000	1,150	490	7	1940	3	5,290	N	N	10304 15TH AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
6	510140	7375	5/27/2001	\$ 263,750	1,160	0	7	1941	4	9,570	N	N	2024 NE 103RD ST
6	510140	4162	2/12/2002	\$ 247,500	1,160	0	7	1942	3	5,376	N	N	9209 20TH AV NE
6	890100	1540	8/9/2001	\$ 249,950	1,180	600	7	1940	4	7,500	N	N	2024 NE 105TH ST
6	890100	1540	10/23/2002	\$ 290,950	1,180	600	7	1940	4	7,500	N	N	2024 NE 105TH ST
6	743450	0195	8/17/2001	\$ 237,000	1,190	0	7	1940	4	6,650	N	N	1223 NE 104TH ST
6	510140	8578	4/8/2002	\$ 245,000	1,200	0	7	1954	4	7,250	N	N	1019 NE 105TH ST
6	510140	8782	8/23/2002	\$ 249,000	1,200	0	7	1972	3	4,896	N	N	10317 ROOSEVELT WY NE
6	802420	2090	9/11/2001	\$ 260,000	1,210	0	7	1941	4	6,350	N	N	1512 NE 96TH ST
6	510140	7845	12/30/2002	\$ 284,500	1,210	900	7	1946	4	7,638	N	N	1710 NE 104TH ST
6	292604	9315	2/19/2002	\$ 287,000	1,220	760	7	1953	4	6,160	N	N	1225 NE 107TH ST
6	116000	0145	12/5/2001	\$ 274,950	1,220	180	7	1949	4	6,710	N	N	10830 11TH AV NE
6	292604	9524	5/10/2001	\$ 305,000	1,230	420	7	1983	4	7,277	N	N	10524 ROOSEVELT WY NE
6	890100	0970	4/6/2001	\$ 280,000	1,240	600	7	1985	3	7,527	N	N	10715 20TH AV NE
6	890150	0151	12/5/2001	\$ 250,000	1,280	0	7	1953	5	6,375	N	N	10510 19TH AV NE
6	890150	0185	5/15/2002	\$ 270,000	1,280	0	7	1940	4	5,775	N	N	1915 NE 107TH ST
6	510140	2524	3/22/2002	\$ 359,950	1,290	830	7	1947	4	5,328	N	N	9118 17TH AV NE
6	510140	8664	5/20/2002	\$ 175,000	1,300	0	7	1947	3	4,998	N	N	10314 ROOSEVELT WY NE
6	510140	7145	6/26/2001	\$ 310,000	1,300	520	7	1948	4	19,140	N	N	1744 NE 102ND ST
6	510140	4441	5/22/2001	\$ 319,950	1,310	680	7	1961	4	8,410	Y	N	1542 NE 94TH ST
6	510140	4146	6/24/2002	\$ 287,000	1,320	120	7	1922	4	6,437	N	N	1730 NE 92ND ST
6	890200	0149	6/19/2002	\$ 255,000	1,340	0	7	1952	4	10,500	N	N	10828 23RD AV NE
6	557720	0131	5/30/2001	\$ 229,500	1,360	0	7	1949	3	8,500	N	N	1504 NE 103RD ST
6	890100	0907	12/7/2001	\$ 290,000	1,370	170	7	1947	4	6,000	N	N	10748 19TH AV NE
6	292604	9359	2/7/2001	\$ 259,495	1,400	1,000	7	1955	3	11,279	N	N	1202 NE 105TH PL
6	890200	0268	3/30/2001	\$ 300,000	1,430	1,010	7	1992	3	7,310	Y	N	10830 24TH AV NE
6	510140	5559	3/26/2002	\$ 323,000	1,440	620	7	1945	4	5,376	Y	N	10002 15TH AV NE
6	864150	0030	3/26/2002	\$ 215,000	1,460	0	7	1993	3	3,120	N	N	9112 20TH AV NE
6	802420	2500	2/19/2002	\$ 335,000	1,500	1,160	7	1940	5	9,652	N	N	1703 NE 98TH ST
6	510140	2320	6/11/2002	\$ 300,000	1,500	0	7	1938	4	6,370	Y	N	9007 17TH AV NE
6	116000	0205	11/16/2001	\$ 243,000	1,520	430	7	1951	3	6,900	N	N	10849 12TH AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
6	890100	0955	5/15/2002	\$ 244,000	1,590	0	7	1940	4	7,932	N	N	10731 20TH AV NE
6	802420	2550	3/22/2002	\$ 280,000	1,620	0	7	1924	5	7,750	N	N	1720 NE 97TH ST
6	510140	4089	4/27/2001	\$ 275,000	1,630	0	7	1926	3	6,380	N	N	1539 NE 94TH ST
6	890100	0750	11/22/2002	\$ 335,000	1,650	0	7	1944	4	7,519	N	N	10734 17TH AV NE
6	743450	0035	11/21/2001	\$ 291,000	1,670	0	7	2001	3	3,069	N	N	10307 15TH AV NE
6	288770	0011	6/24/2002	\$ 274,200	1,700	0	7	1925	5	3,600	N	N	8250 15TH AV NE
6	890100	0963	8/29/2001	\$ 299,950	1,700	0	7	1987	3	7,201	N	N	10723 20TH AV NE
6	510140	4917	7/25/2002	\$ 252,000	1,730	0	7	1946	4	6,452	N	N	2015 NE 96TH ST
6	890100	1425	7/30/2001	\$ 235,000	1,750	0	7	1926	3	7,201	N	N	10727 23RD AV NE
6	510140	4180	1/7/2002	\$ 289,000	1,770	0	7	1995	3	8,506	N	N	2012 NE 92ND ST
6	510140	2358	7/29/2002	\$ 375,000	1,830	1,830	7	1946	4	7,720	Y	N	1708 NE 90TH ST
6	288770	0320	11/26/2001	\$ 342,000	1,830	0	7	1995	3	2,864	N	N	8222 16TH AV NE
6	510140	2560	1/25/2001	\$ 280,000	1,870	0	7	1939	3	6,380	N	N	1731 NE 92ND ST
6	510140	8570	3/7/2002	\$ 214,000	2,040	0	7	1952	3	7,100	N	N	10412 ROOSEVELT WY NE
6	890100	1435	8/16/2002	\$ 281,000	930	150	8	1921	5	7,761	N	N	10711 23RD AV NE
6	802420	1855	5/7/2001	\$ 260,000	1,060	200	8	1962	3	7,084	N	N	1546 NE 97TH ST
6	890100	0009	10/15/2001	\$ 289,900	1,140	450	8	1941	4	9,209	N	N	10537 17TH AV NE
6	890100	1451	5/24/2002	\$ 305,000	1,140	500	8	1966	3	6,675	N	N	10512 20TH AV NE
6	741120	0070	7/30/2001	\$ 335,000	1,140	460	8	1946	3	5,905	N	N	8521 16TH AV NE
6	510140	1894	11/13/2002	\$ 305,350	1,240	0	8	1928	4	4,640	N	N	1722 NE 88TH ST
6	741120	0080	10/15/2002	\$ 380,000	1,240	400	8	1935	4	3,974	N	N	1520 NE 85TH ST
6	510140	4449	3/9/2001	\$ 275,000	1,270	740	8	1962	3	6,720	N	N	9411 17TH AV NE
6	147220	0040	7/23/2002	\$ 309,730	1,340	860	8	1956	3	6,039	N	N	10517 12TH AV NE
6	292604	9356	11/29/2001	\$ 399,950	1,360	720	8	1962	4	10,431	N	N	1401 NE 106TH ST
6	288770	0416	4/23/2002	\$ 217,000	1,370	0	8	1954	4	5,225	N	N	8233 17TH AV NE
6	116000	0080	7/19/2002	\$ 350,000	1,370	1,410	8	1942	3	39,012	N	N	1015 NE 108TH ST
6	116000	0170	2/20/2002	\$ 339,000	1,390	1,030	8	1953	4	7,560	N	N	10801 12TH AV NE
6	510140	7690	2/8/2002	\$ 290,000	1,430	0	8	1950	4	9,570	N	N	2039 NE 105TH ST
6	741120	0010	7/12/2001	\$ 379,900	1,460	240	8	1930	4	5,832	Y	N	8519 17TH PL NE
6	510140	7150	12/10/2002	\$ 329,500	1,470	1,090	8	1966	4	6,300	N	N	10221 20TH AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
6	510140	5051	6/29/2001	\$ 285,000	1,480	700	8	1960	3	7,920	N	N	2043 NE 97TH ST
6	292604	9408	12/20/2002	\$ 429,950	1,500	1,500	8	1962	5	17,800	N	N	10532 12TH AV NE
6	116000	0305	7/19/2002	\$ 329,950	1,540	1,200	8	1954	3	9,000	N	N	10715 14TH AV NE
6	890100	0101	12/9/2002	\$ 250,000	1,560	0	8	1954	3	5,400	N	N	10615 17TH AV NE
6	510140	8601	11/14/2002	\$ 390,000	1,560	1,480	8	1958	5	6,497	N	N	10424 11TH AV NE
6	292604	9391	6/9/2002	\$ 400,000	1,580	1,400	8	1956	4	19,095	N	N	1415 NE 106TH ST
6	510140	8698	10/11/2002	\$ 279,950	1,610	0	8	1946	4	7,793	N	N	1039 NE 104TH ST
6	802420	2195	6/13/2002	\$ 384,950	1,610	1,050	8	1967	3	10,160	N	N	1532 NE 95TH ST
6	890350	0134	4/17/2001	\$ 320,000	1,620	0	8	1950	4	7,200	N	N	10420 23RD AV NE
6	557720	0300	9/4/2001	\$ 350,000	1,770	0	8	1983	3	8,494	N	N	1535 NE 103RD ST
6	802420	1585	7/12/2002	\$ 310,000	1,770	670	8	1946	3	7,747	N	N	1533 NE 100TH ST
6	510140	4440	11/7/2001	\$ 289,950	1,780	0	8	1959	3	8,918	Y	N	1530 NE 94TH ST
6	741120	0053	2/8/2001	\$ 370,000	1,990	0	8	1996	3	3,792	N	N	8508 16TH AV NE
6	510140	7720	3/16/2001	\$ 379,500	2,140	320	8	1946	4	9,570	N	N	2040 NE 104TH ST
6	557720	0460	11/30/2002	\$ 430,000	2,160	790	8	1996	3	5,844	N	N	1512 NE 102ND ST
6	890100	1422	5/31/2001	\$ 449,000	2,190	0	8	2001	3	7,347	N	N	10731 23RD AV NE
6	890100	1427	12/12/2001	\$ 391,000	2,210	0	8	2001	3	7,792	N	N	10729 23RD AV NE
6	510140	4918	1/2/2002	\$ 370,000	2,270	0	8	2001	3	6,135	N	N	2019 NE 96TH ST
6	510140	2226	11/6/2002	\$ 312,500	2,290	0	8	1972	3	5,800	N	N	1711 NE 90TH ST
6	510140	1786	11/9/2001	\$ 332,225	2,320	0	8	1992	3	5,800	N	N	1548 NE 88TH ST
6	890100	1420	5/7/2001	\$ 300,000	2,660	0	8	1949	3	7,645	N	N	10735 23RD AV NE
6	510140	5629	12/2/2002	\$ 355,000	820	530	9	1970	4	5,040	N	N	10013 17TH AV NE
6	802420	2171	8/22/2002	\$ 500,000	2,340	710	9	2002	3	5,107	N	N	1546 NE 95TH ST
6	510140	8696	9/18/2002	\$ 414,500	2,490	0	9	2002	3	5,047	N	N	1043 NE 104TH ST
6	890100	1437	2/21/2001	\$ 447,500	2,720	0	9	2001	3	7,200	N	N	10713 23RD AV NE
7	246440	0275	7/9/2002	\$ 279,000	650	580	6	1925	4	2,790	N	N	7805 8TH AV NE
7	688480	0220	10/29/2002	\$ 280,000	810	850	7	1910	4	3,800	N	N	8045 14TH AV NE
7	287860	0915	6/11/2002	\$ 310,000	830	0	7	1925	5	3,060	N	N	555 NE 82ND ST
7	246440	0570	6/4/2001	\$ 235,000	890	0	7	1925	4	2,910	N	N	816 NE 79TH ST
7	860490	0215	11/22/2002	\$ 287,000	890	690	7	1926	4	4,050	N	N	1122 NE 80TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	688480	0470	5/14/2002	\$ 337,500	940	400	7	1926	4	3,825	N	N	8015 BROOKLYN AV NE
7	688480	0340	8/21/2002	\$ 295,000	950	0	7	1925	4	5,700	N	N	8022 BROOKLYN AV NE
7	246440	0385	2/11/2002	\$ 300,000	970	0	7	1912	3	2,910	Y	N	518 NE 78TH ST
7	688480	0485	7/24/2002	\$ 312,000	980	0	7	1925	4	3,863	N	N	8009 BROOKLYN AV NE
7	297980	0445	2/16/2001	\$ 339,950	1,010	940	7	1924	5	5,000	N	N	7818 11TH AV NE
7	297980	0845	9/25/2002	\$ 265,000	1,010	0	7	1924	3	4,320	N	N	7550 ROOSEVELT WY NE
7	688480	0425	4/23/2001	\$ 330,000	1,030	1,030	7	1923	5	3,840	N	N	8045 BROOKLYN AV NE
7	860490	0275	4/26/2002	\$ 329,000	1,060	1,060	7	1941	4	5,000	N	N	8037 12TH AV NE
7	297980	0685	10/30/2002	\$ 332,500	1,070	370	7	1925	4	3,824	N	N	7839 11TH AV NE
7	860490	0360	11/5/2002	\$ 330,000	1,080	0	7	1926	4	4,375	N	N	8032 11TH AV NE
7	246440	0285	3/8/2001	\$ 284,400	1,110	480	7	1984	3	2,910	N	N	616 NE 78TH ST
7	373590	1600	2/16/2001	\$ 274,900	1,130	0	7	1926	4	4,080	N	N	814 NE 80TH ST
7	246440	0335	8/19/2002	\$ 349,950	1,130	760	7	1909	5	2,910	Y	N	511 NE 79TH ST
7	614870	0175	7/30/2001	\$ 260,000	1,140	800	7	1940	3	4,560	N	N	8245 15TH AV NE
7	688480	0315	11/21/2002	\$ 311,000	1,140	200	7	1925	4	3,800	N	N	8010 BROOKLYN AV NE
7	860490	0406	8/5/2002	\$ 319,000	1,160	0	7	1926	5	3,600	N	N	1110 NE 80TH ST
7	688480	0415	4/9/2002	\$ 347,600	1,170	0	7	1925	4	3,760	N	N	8053 BROOKLYN AV NE
7	246440	0075	1/24/2001	\$ 243,045	1,220	0	7	1911	4	2,910	N	N	516 NE 79TH ST
7	206110	0235	7/10/2002	\$ 310,000	1,240	0	7	1941	4	5,952	N	N	8251 4TH AV NE
7	287860	1000	8/6/2001	\$ 336,500	1,240	200	7	1926	4	3,825	N	N	550 NE 81ST ST
7	354390	0355	4/8/2002	\$ 279,950	1,260	410	7	1973	3	2,500	N	N	619 NE 77TH ST
7	287860	0635	6/25/2002	\$ 340,000	1,260	0	7	1907	5	3,060	N	N	520 NE 82ND ST
7	373590	1520	1/31/2001	\$ 253,000	1,270	0	7	1941	3	4,590	N	N	834 NE 80TH ST
7	287860	1335	9/9/2002	\$ 285,000	1,290	0	7	1926	4	3,737	N	N	514 NE 80TH ST
7	287860	0285	4/5/2002	\$ 341,000	1,290	710	7	1926	4	3,468	N	N	539 NE 84TH ST
7	246440	0662	8/22/2001	\$ 315,000	1,300	1,300	7	1979	3	5,820	N	N	848 NE 79TH ST
7	297980	1160	2/26/2001	\$ 277,000	1,340	120	7	1924	4	4,000	N	N	7515 ROOSEVELT WY NE
7	373590	0910	3/28/2001	\$ 290,000	1,340	700	7	1926	4	4,080	N	N	848 NE 82ND ST
7	297980	0615	7/30/2001	\$ 345,950	1,350	950	7	1924	4	5,250	N	N	7815 11TH AV NE
7	297980	1120	4/9/2001	\$ 307,500	1,360	700	7	1980	3	4,000	N	N	7533 ROOSEVELT WY NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	287860	0420	7/3/2001	\$ 376,900	1,360	860	7	1928	4	4,080	N	N	511 NE 84TH ST
7	354440	0315	6/10/2002	\$ 349,500	1,400	0	7	1927	5	5,100	N	N	414 NE 81ST ST
7	287860	1120	4/24/2002	\$ 350,000	1,430	600	7	1926	4	4,080	N	N	521 NE 82ND ST
7	287860	1130	7/11/2002	\$ 435,000	1,430	990	7	1926	5	4,080	N	N	525 NE 82ND ST
7	354390	0380	3/5/2001	\$ 238,500	1,460	0	7	1934	4	5,000	N	N	625 NE 76TH ST
7	206110	0350	3/13/2002	\$ 335,000	1,460	0	7	1984	3	3,720	N	N	8230 LATONA AV NE
7	860490	0260	4/20/2001	\$ 385,000	1,470	170	7	1938	5	5,250	N	N	8029 12TH AV NE
7	287860	0865	8/13/2001	\$ 330,000	1,480	600	7	1927	5	4,080	N	N	529 NE 82ND ST
7	373590	1230	7/18/2002	\$ 410,000	1,480	880	7	1926	5	3,774	N	N	838 NE 81ST ST
7	287860	1305	4/24/2001	\$ 344,000	1,490	300	7	1926	5	4,080	N	N	524 NE 80TH ST
7	373590	1265	4/23/2002	\$ 323,500	1,500	0	7	1925	4	4,500	N	N	8107 ROOSEVELT WY NE
7	373590	0075	6/10/2002	\$ 335,000	1,530	730	7	1926	4	4,590	N	N	827 NE 85TH ST
7	373590	0545	3/28/2001	\$ 237,000	1,560	0	7	1923	3	4,080	N	N	832 NE 83RD ST
7	297980	0535	2/6/2001	\$ 310,000	1,560	0	7	1924	4	4,968	N	N	7828 ROOSEVELT WY NE
7	297980	0520	6/19/2001	\$ 288,400	1,580	360	7	1925	4	5,616	N	N	7916 ROOSEVELT WY NE
7	297980	0560	5/10/2001	\$ 275,000	1,590	0	7	1925	4	4,536	N	N	7810 ROOSEVELT WY NE
7	297980	1300	1/18/2002	\$ 342,000	1,630	500	7	1924	4	4,120	N	N	7552 9TH AV NE
7	287860	0835	5/28/2001	\$ 340,000	1,660	200	7	1926	4	4,080	N	N	542 NE 82ND ST
7	297980	0500	3/4/2002	\$ 340,750	1,710	200	7	1925	4	2,891	N	N	7840 11TH AV NE
7	246440	0525	6/8/2001	\$ 250,000	1,720	0	7	1987	3	2,814	N	N	817 NE 80TH ST
7	913710	0255	11/13/2001	\$ 299,950	1,730	140	7	1909	3	4,550	Y	N	825 NE 75TH ST
7	688480	0180	11/4/2002	\$ 361,000	1,730	300	7	1927	4	3,610	N	N	8044 14TH AV NE
7	287860	0855	6/1/2001	\$ 335,000	1,740	750	7	1929	4	3,060	N	N	534 NE 82ND ST
7	287860	0815	6/21/2001	\$ 393,000	1,960	400	7	1923	5	4,590	N	N	550 NE 82ND ST
7	373590	1260	9/30/2002	\$ 415,000	2,140	620	7	1925	5	4,680	N	N	8103 ROOSEVELT WY NE
7	246440	0655	12/13/2002	\$ 280,000	960	640	8	1949	3	2,990	N	N	7907 ROOSEVELT WY NE
7	246440	0355	10/19/2001	\$ 318,000	1,010	240	8	1930	4	4,365	Y	N	523 NE 79TH ST
7	373590	1490	11/18/2002	\$ 250,000	1,050	0	8	1927	4	3,690	N	N	8011 ROOSEVELT WY NE
7	206110	0645	4/24/2002	\$ 350,000	1,220	1,140	8	1945	4	5,580	Y	N	8231 2ND AV NE
7	246440	0005	3/21/2002	\$ 285,000	1,230	300	8	1929	3	3,025	N	N	7912 5TH AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	206110	0150	2/7/2002	\$ 410,000	1,230	150	8	1931	4	4,960	N	N	8242 4TH AV NE
7	614870	0060	5/25/2001	\$ 376,000	1,240	400	8	1924	4	5,130	N	N	8224 14TH AV NE
7	206110	0480	8/14/2002	\$ 314,000	1,250	1,000	8	1937	3	7,812	Y	N	8211 LATONA AV NE
7	373590	1385	5/21/2001	\$ 330,000	1,310	450	8	1946	4	7,140	N	N	811 NE 81ST ST
7	246440	0415	1/23/2002	\$ 312,500	1,350	300	8	1929	4	2,750	Y	N	7802 5TH AV NE
7	287860	0185	8/21/2001	\$ 335,000	1,390	740	8	1929	4	2,520	N	N	8407 8TH AV NE
7	246440	0311	9/9/2002	\$ 357,000	1,390	730	8	1988	3	2,910	Y	N	530 NE 78TH ST
7	354390	0065	3/19/2001	\$ 367,500	1,390	1,100	8	1947	4	7,000	Y	N	7705 6TH AV NE
7	206110	0170	5/8/2001	\$ 425,000	1,440	300	8	1930	4	5,084	N	N	8254 4TH AV NE
7	860490	0410	10/15/2001	\$ 359,950	1,510	0	8	1932	3	4,250	N	N	1102 NE 80TH ST
7	373590	0505	5/20/2002	\$ 385,500	1,600	0	8	1932	4	6,000	N	N	8311 ROOSEVELT WY NE
7	287860	0675	4/1/2002	\$ 419,950	1,630	0	8	1932	5	3,915	N	N	502 NE 82ND ST
7	297980	0540	4/22/2002	\$ 392,000	1,650	1,150	8	1928	4	4,968	N	N	7822 ROOSEVELT WY NE
7	373590	1125	5/28/2002	\$ 405,000	1,820	950	8	1928	4	4,284	N	N	831 NE 82ND ST
7	287860	0770	3/21/2002	\$ 480,000	1,950	780	8	1928	5	3,420	N	N	8217 8TH AV NE
7	373590	1185	5/24/2001	\$ 394,500	2,150	200	8	1926	4	4,680	N	N	8115 ROOSEVELT WY NE
7	246440	0150	7/10/2002	\$ 479,000	1,760	1,060	9	1926	4	6,063	N	N	7903 8TH AV NE
7	772060	0105	1/14/2002	\$ 440,000	2,210	530	9	2001	3	4,334	Y	N	7836 BANNER WY NE
7	772060	0100	10/22/2001	\$ 475,000	2,490	610	9	2001	3	5,000	Y	N	7828 BANNER WY NE
8	510140	4468	12/19/2002	\$ 188,000	400	0	6	1930	5	6,380	N	N	1222 NE 94TH ST
8	802420	0395	12/13/2002	\$ 175,000	520	0	6	1927	3	4,318	N	N	1026 NE 97TH ST
8	802420	0360	12/18/2002	\$ 183,000	520	0	6	1927	3	4,318	N	N	1042 NE 97TH ST
8	322604	9192	6/18/2002	\$ 195,000	620	0	6	1940	4	6,132	N	N	319 NE 90TH ST
8	510040	1396	6/24/2002	\$ 215,000	620	90	6	1936	3	6,380	N	N	514 NE 88TH ST
8	802420	1245	5/16/2001	\$ 197,700	690	0	6	1929	4	5,080	N	N	1206 NE 96TH ST
8	510040	3741	5/17/2002	\$ 235,000	710	0	6	1932	5	5,000	N	N	814 NE 92ND ST
8	510140	6387	7/25/2001	\$ 215,000	740	0	6	1950	4	6,380	N	N	1242 NE 100TH ST
8	802420	1435	6/27/2001	\$ 207,000	750	120	6	1926	4	5,080	N	N	1223 NE 100TH ST
8	322604	9293	7/22/2002	\$ 215,000	840	0	6	1947	3	6,120	N	N	119 NE 92ND ST
8	322604	9123	8/29/2001	\$ 215,000	940	0	6	1928	4	4,123	N	N	341 NE 91ST ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	510140	6210	10/16/2002	\$ 195,000	1,230	0	6	1926	4	5,376	N	N	10214 12TH AV NE
8	802420	1503	1/30/2001	\$ 215,000	1,510	0	6	1923	4	8,470	N	N	1248 NE 98TH ST
8	802420	0945	3/6/2001	\$ 260,000	1,650	0	6	1930	4	4,727	N	N	1249 NE 96TH ST
8	322604	9099	3/9/2001	\$ 240,000	580	250	7	1927	4	4,828	N	N	336 NE 89TH ST
8	510140	4626	5/28/2002	\$ 237,000	650	400	7	1927	3	4,200	N	N	9424 8TH AV NE
8	510140	6489	5/10/2002	\$ 251,200	700	700	7	1924	5	6,380	N	N	1048 NE 100TH ST
8	199520	0395	9/27/2001	\$ 194,950	710	200	7	1939	3	5,712	N	N	331 NE 92ND ST
8	510140	6324	4/26/2002	\$ 265,000	750	750	7	1924	4	3,840	N	N	1208 NE 100TH ST
8	802420	1210	5/6/2002	\$ 289,500	760	0	7	1934	4	5,080	N	N	1236 NE 96TH ST
8	510040	3175	2/12/2002	\$ 220,000	770	0	7	1938	3	6,380	N	N	1220 NE 91ST ST
8	920600	0030	10/24/2002	\$ 223,500	770	0	7	1942	4	4,200	N	N	402 NE 85TH ST
8	510040	3612	10/17/2002	\$ 292,500	770	770	7	1928	5	6,380	N	N	548 NE 92ND ST
8	510240	0070	6/13/2002	\$ 340,000	770	0	7	1930	3	7,008	N	N	543 NE 91ST ST
8	510240	0055	10/11/2001	\$ 286,500	780	0	7	1931	4	7,008	N	N	525 NE 91ST ST
8	510040	3744	9/17/2002	\$ 242,000	810	0	7	1941	4	5,365	N	N	836 NE 92ND ST
8	199520	0380	9/24/2002	\$ 223,950	810	0	7	1939	4	5,984	N	N	227 NE 92ND ST
8	510140	6540	12/28/2001	\$ 223,500	820	0	7	1942	3	6,380	N	N	815 NE 102ND ST
8	510040	2756	6/28/2002	\$ 258,000	830	0	7	1946	4	5,800	N	N	1026 NE 90TH ST
8	510040	1288	12/18/2001	\$ 242,500	830	0	7	1946	3	6,380	N	N	513 NE 88TH ST
8	510040	2753	3/12/2001	\$ 265,000	830	110	7	1946	4	5,800	N	N	1030 NE 90TH ST
8	510040	3268	12/10/2002	\$ 264,950	830	830	7	1940	3	6,380	N	N	1019 NE 92ND ST
8	638600	0120	11/21/2001	\$ 265,000	840	330	7	1939	4	6,084	N	N	9617 8TH AV NE
8	802420	1275	11/25/2002	\$ 285,000	840	200	7	1941	4	5,080	N	N	1219 NE 98TH ST
8	802420	0340	10/7/2002	\$ 260,000	880	200	7	1927	4	4,318	N	N	1050 NE 97TH ST
8	510040	4725	5/30/2001	\$ 242,250	880	160	7	1940	4	4,794	N	N	9420 5TH AV NE
8	510140	4545	8/19/2002	\$ 244,950	890	0	7	1942	4	6,380	N	N	1022 NE 94TH ST
8	510140	6303	10/4/2001	\$ 249,950	890	0	7	1950	4	5,952	N	N	1203 NE 102ND ST
8	199520	0276	4/22/2002	\$ 290,000	900	750	7	1938	4	6,392	N	N	324 NE 91ST ST
8	510040	1519	6/20/2001	\$ 229,500	900	0	7	1939	3	6,380	N	N	846 NE 88TH ST
8	322604	9434	5/31/2002	\$ 264,950	910	260	7	1940	4	6,713	N	N	312 NE 94TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	510140	4893	1/7/2002	\$ 285,000	910	170	7	1939	4	5,800	N	N	824 NE 95TH ST
8	510140	3870	2/4/2002	\$ 304,950	910	320	7	1939	4	6,380	N	N	1033 NE 94TH ST
8	802420	0845	3/6/2002	\$ 267,500	920	420	7	1941	3	6,096	N	N	1032 NE 95TH ST
8	322604	9216	8/23/2001	\$ 274,950	920	920	7	1942	3	6,960	N	N	547 NE 102ND ST
8	802420	1470	11/28/2001	\$ 219,900	930	0	7	1926	3	5,080	N	N	1251 NE 100TH ST
8	510040	3280	5/18/2001	\$ 295,000	940	260	7	1928	5	6,380	N	N	1022 NE 91ST ST
8	510140	6207	4/5/2001	\$ 229,000	940	200	7	1928	3	5,376	N	N	10216 12TH AV NE
8	802420	1360	8/6/2002	\$ 245,000	940	0	7	1938	4	5,080	N	N	1232 NE 97TH ST
8	510140	6237	3/18/2001	\$ 255,000	940	600	7	1928	3	6,380	N	N	1214 NE 102ND ST
8	510040	3318	11/6/2002	\$ 389,900	940	940	7	1941	5	6,380	N	N	1048 NE 91ST ST
8	802420	0540	9/18/2001	\$ 253,500	950	480	7	1941	3	5,292	N	N	9611 12TH AV NE
8	322604	9396	9/17/2001	\$ 276,000	970	870	7	1953	4	6,480	N	N	8850 1ST AV NE
8	510040	1651	11/9/2001	\$ 329,950	970	860	7	1925	5	5,376	N	N	8806 12TH AV NE
8	510140	4900	3/1/2002	\$ 245,500	1,030	1,030	7	1940	3	4,095	N	N	9510 8TH AV NE
8	199520	0020	9/4/2002	\$ 254,000	1,030	400	7	1961	4	5,148	N	N	9209 5TH AV NE
8	510040	3573	3/25/2002	\$ 260,000	1,040	150	7	1930	4	9,344	N	N	524 NE 92ND ST
8	638600	0030	11/6/2002	\$ 249,000	1,040	890	7	1949	3	6,936	Y	N	9628 5TH AV NE
8	510040	2527	3/22/2002	\$ 320,000	1,040	610	7	1939	4	5,376	N	N	8904 5TH AV NE
8	510140	5210	5/21/2002	\$ 245,000	1,050	150	7	1924	4	9,570	N	N	547 NE 98TH ST
8	510040	2803	5/28/2002	\$ 240,000	1,050	0	7	1940	3	5,376	N	N	9016 12TH AV NE
8	510040	3705	5/29/2001	\$ 269,500	1,060	440	7	1988	3	5,083	N	N	816 NE 92ND ST
8	510040	1120	11/14/2002	\$ 349,900	1,060	1,060	7	1940	4	6,380	Y	N	1031 NE 88TH ST
8	510140	5529	9/17/2001	\$ 245,000	1,070	500	7	1926	3	8,064	N	N	9815 8TH AV NE
8	199520	0120	8/21/2001	\$ 259,950	1,070	1,000	7	1941	4	6,230	N	N	206 NE 92ND ST
8	802420	1035	3/19/2002	\$ 245,000	1,070	0	7	1953	4	5,080	N	N	1226 NE 95TH ST
8	322604	9296	2/24/2001	\$ 214,000	1,080	360	7	1946	2	5,169	N	N	519 NE 102ND ST
8	227400	0050	10/23/2001	\$ 349,950	1,110	430	7	1927	5	5,715	N	N	843 NE 96TH ST
8	322604	9232	6/8/2001	\$ 253,000	1,120	1,120	7	1946	4	6,208	N	N	558 NE 100TH ST
8	510040	3321	8/20/2001	\$ 279,950	1,120	110	7	1942	5	6,380	N	N	1042 NE 91ST ST
8	510040	3378	6/19/2001	\$ 274,500	1,120	0	7	1935	3	6,380	N	N	821 NE 92ND ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	510040	1423	11/30/2001	\$ 255,000	1,130	400	7	1941	3	6,380	N	N	545 NE 89TH ST
8	510040	3354	4/15/2002	\$ 355,000	1,130	850	7	1930	5	4,859	N	N	9114 8TH AV NE
8	199520	0105	11/23/2002	\$ 255,000	1,140	0	7	1939	4	8,568	N	N	220 NE 92ND ST
8	510040	3417	3/12/2001	\$ 355,000	1,150	500	7	1930	5	6,380	N	N	850 NE 91ST ST
8	510140	6510	3/13/2001	\$ 251,000	1,160	1,160	7	1963	3	5,376	N	N	10017 12TH AV NE
8	510140	2678	5/16/2002	\$ 280,000	1,170	0	7	1926	5	7,105	N	N	817 NE 94TH ST
8	510140	6366	11/14/2002	\$ 290,000	1,170	0	7	1929	4	6,380	N	N	1230 NE 100TH ST
8	510040	2240	8/14/2001	\$ 260,000	1,180	0	7	1950	4	5,664	N	N	1208 NE 89TH ST
8	510040	4773	10/23/2001	\$ 228,500	1,180	0	7	1939	4	6,380	N	N	523 NE 95TH ST
8	802420	1391	11/6/2001	\$ 259,000	1,200	800	7	1963	3	5,080	N	N	1214 NE 97TH ST
8	802420	1255	5/24/2001	\$ 269,900	1,200	600	7	1948	4	6,477	N	N	9710 12TH AV NE
8	802420	0480	11/27/2001	\$ 313,950	1,200	740	7	1929	4	5,080	N	N	1017 NE 97TH ST
8	510140	4566	6/11/2002	\$ 349,000	1,200	500	7	1929	5	6,380	N	N	1034 NE 94TH ST
8	510040	4737	3/23/2001	\$ 215,000	1,210	0	7	1940	3	4,182	N	N	9416 5TH AV NE
8	510140	2675	9/25/2002	\$ 310,000	1,210	0	7	1926	5	6,525	N	N	815 NE 94TH ST
8	322604	9499	3/15/2002	\$ 349,950	1,230	420	7	1971	4	5,040	N	N	211 NE 91ST ST
8	610840	0020	5/28/2002	\$ 300,000	1,240	180	7	1942	3	6,985	N	N	8532 4TH AV NE
8	510140	5106	10/18/2002	\$ 329,950	1,240	0	7	1924	5	6,380	N	N	820 NE 96TH ST
8	638600	0125	10/16/2002	\$ 370,000	1,250	1,250	7	1939	5	6,084	N	N	9611 8TH AV NE
8	199520	0145	10/25/2001	\$ 312,500	1,270	760	7	2001	3	5,475	N	N	213 NE 94TH ST
8	802420	0485	12/6/2002	\$ 280,000	1,280	350	7	1929	3	5,080	N	N	1021 NE 97TH ST
8	802420	1515	6/29/2001	\$ 254,950	1,280	0	7	1965	3	5,334	N	N	1228 NE 98TH ST
8	802420	1525	12/11/2002	\$ 309,000	1,300	0	7	1959	4	5,080	N	N	1224 NE 98TH ST
8	199520	0065	1/28/2002	\$ 245,000	1,310	960	7	1939	3	5,712	N	N	350 NE 92ND ST
8	322604	9167	11/16/2001	\$ 255,000	1,320	0	7	1994	3	2,325	N	N	414 NE 95TH ST
8	510040	1582	5/8/2001	\$ 299,500	1,320	0	7	1926	4	6,380	N	N	1014 NE 88TH ST
8	322604	9104	4/25/2002	\$ 318,000	1,320	580	7	1948	4	5,280	N	N	9023 5TH AV NE
8	510040	2356	2/20/2002	\$ 305,000	1,330	140	7	1928	4	6,380	N	N	1020 NE 89TH ST
8	199520	0235	5/15/2001	\$ 280,500	1,330	0	7	1928	4	6,034	N	N	9115 5TH AV NE
8	199520	0205	12/4/2002	\$ 343,000	1,330	930	7	1998	3	5,390	N	N	401 NE 94TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	510040	1686	5/2/2001	\$ 360,000	1,340	890	7	1973	4	6,380	N	N	1230 NE 88TH ST
8	510040	2551	2/27/2002	\$ 310,000	1,350	1,350	7	1948	4	9,570	N	N	514 NE 89TH ST
8	510140	4659	8/22/2001	\$ 280,000	1,370	0	7	1922	3	6,090	N	N	833 NE 95TH ST
8	199520	0256	11/27/2002	\$ 297,000	1,380	0	7	1941	4	5,292	N	N	344 NE 91ST ST
8	510140	4705	1/8/2001	\$ 310,000	1,380	1,380	7	1940	5	8,700	N	N	840 NE 94TH ST
8	510040	1399	10/21/2002	\$ 462,500	1,380	0	7	1936	4	12,760	N	N	525 NE 89TH ST
8	322604	9408	10/4/2002	\$ 319,950	1,390	300	7	1935	4	5,265	N	N	8911 2ND AV NE
8	199620	0060	7/9/2002	\$ 229,950	1,390	0	7	1916	3	8,905	N	N	222 NE 94TH ST
8	638600	0070	11/8/2001	\$ 289,000	1,400	0	7	1946	4	6,461	N	N	525 NE 96TH PL
8	638600	0086	5/1/2001	\$ 265,000	1,450	300	7	1940	3	7,455	N	N	9612 7TH AV NE
8	510140	4539	5/14/2002	\$ 316,500	1,470	250	7	1938	4	6,380	N	N	1019 NE 95TH ST
8	510040	2738	4/9/2002	\$ 416,000	1,470	700	7	1923	5	7,250	N	N	1018 NE 90TH ST
8	322604	9040	1/25/2001	\$ 375,000	1,530	800	7	1954	5	9,520	N	N	8824 2ND AV NE
8	510140	6105	8/2/2002	\$ 295,000	1,550	990	7	1936	3	4,253	N	N	1007 NE 103RD ST
8	322604	9422	1/11/2002	\$ 395,900	1,550	490	7	1957	4	9,180	Y	N	8825 LATONA AV NE
8	510040	1289	5/17/2002	\$ 325,000	1,600	0	7	1946	3	6,380	N	N	517 NE 88TH ST
8	322604	9522	12/4/2002	\$ 279,000	1,640	0	7	1987	4	6,408	N	N	8548 1ST AV NE
8	638600	0105	6/19/2001	\$ 358,000	1,800	600	7	1948	3	6,084	N	N	707 NE 97TH ST
8	322604	9535	12/4/2002	\$ 318,500	1,970	0	7	1999	3	5,169	N	N	521 NE 102ND ST
8	510140	3965	7/3/2001	\$ 355,000	2,190	0	7	1984	3	6,380	N	N	1223 NE 94TH ST
8	510040	3633	7/27/2001	\$ 250,000	780	250	8	1940	3	5,376	N	N	9217 8TH AV NE
8	510240	0145	8/2/2002	\$ 300,000	830	520	8	1931	4	6,862	N	N	512 NE 90TH ST
8	510240	0045	6/28/2001	\$ 292,000	860	0	8	1931	3	7,008	N	N	515 NE 91ST ST
8	510040	3550	12/10/2001	\$ 276,000	900	690	8	1956	4	4,896	N	N	9216 5TH AV NE
8	510240	0040	3/1/2002	\$ 302,000	900	300	8	1931	3	7,008	N	N	511 NE 91ST ST
8	322604	9505	3/7/2002	\$ 234,950	940	0	8	1964	3	7,500	N	N	125 NE 94TH ST
8	638600	0060	8/30/2002	\$ 399,500	970	970	8	1940	4	6,248	N	N	518 NE 96TH PL
8	510140	4509	8/28/2002	\$ 347,500	1,030	420	8	1931	5	4,896	N	N	9411 15TH AV NE
8	510040	1471	6/26/2002	\$ 385,000	1,120	670	8	1922	4	5,376	N	N	8802 8TH AV NE
8	322604	9444	10/17/2002	\$ 470,000	1,220	1,220	8	1960	5	8,008	Y	N	8560 2ND AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	510040	2626	8/15/2001	\$ 307,000	1,230	0	8	1926	3	5,376	N	N	9006 8TH AV NE
8	802420	0947	10/29/2002	\$ 399,950	1,260	630	8	1999	3	4,726	N	N	1245 NE 96TH ST
8	802420	1540	11/22/2002	\$ 270,000	1,270	170	8	1931	3	5,080	N	N	1214 NE 98TH ST
8	322604	9356	11/25/2002	\$ 250,000	1,270	0	8	1950	4	7,480	N	N	8802 1ST AV NE
8	691470	0040	7/30/2001	\$ 315,000	1,290	410	8	1928	4	5,400	N	N	823 NE 98TH ST
8	510040	1507	11/4/2002	\$ 299,900	1,360	0	8	1956	3	6,380	N	N	826 NE 88TH ST
8	510140	6486	5/23/2001	\$ 310,000	1,390	1,210	8	1962	4	6,380	N	N	1049 NE 102ND ST
8	322604	9212	6/11/2001	\$ 329,000	1,450	460	8	1962	4	5,400	N	N	225 NE 90TH ST
8	510040	2659	11/19/2001	\$ 389,000	1,590	1,000	8	1929	4	6,380	N	N	835 NE 91ST ST
8	510040	1351	10/19/2001	\$ 448,000	1,690	920	8	1931	5	5,376	N	N	8615 8TH AV NE
8	510140	6612	11/26/2001	\$ 305,000	1,830	400	8	1979	3	7,344	N	N	10001 ROOSEVELT WY NE
8	510040	2560	6/26/2001	\$ 427,000	1,840	500	8	1948	4	8,700	N	N	533 NE 90TH ST
8	510040	2875	4/8/2001	\$ 366,500	1,870	500	8	1938	3	8,635	Y	N	9025 15TH AV NE
8	510040	3558	6/27/2002	\$ 330,000	1,960	0	8	1999	3	4,896	N	N	9206 5TH AV NE
8	691470	0020	3/7/2001	\$ 360,000	2,050	0	8	2000	3	5,168	N	N	807 NE 98TH ST
8	510040	3947	3/14/2002	\$ 379,950	2,150	0	8	2001	3	5,000	N	N	1214 NE 92ND ST
8	510040	1707	9/27/2001	\$ 430,000	2,250	0	8	1996	3	6,380	N	N	1244 NE 88TH ST
8	510140	4842	8/21/2001	\$ 420,000	2,380	0	8	2001	3	8,256	N	N	9516 8TH AV NE
8	802420	0912	12/31/2001	\$ 375,000	2,580	0	8	2001	3	5,014	N	N	1215 NE 96TH ST
8	199520	0338	1/19/2001	\$ 498,000	2,170	660	9	2000	3	5,010	N	N	210 NE 91ST ST
8	802420	1110	7/29/2002	\$ 529,000	2,250	620	9	2002	3	5,110	Y	N	1231 NE 97TH ST
8	802420	1105	10/4/2002	\$ 529,950	2,250	620	9	2002	3	5,080	N	N	1227 NE 97TH ST
8	802420	1115	8/26/2002	\$ 535,000	2,250	620	9	2002	3	5,111	Y	N	1233 NE 97TH ST
8	510040	1678	9/9/2002	\$ 425,000	2,560	0	9	1979	3	6,380	N	N	1231 NE 89TH ST
8	322604	9390	7/23/2002	\$ 500,000	2,950	0	10	1994	3	10,350	N	N	533 NE 103RD ST

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 7**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	204450	0243	11/1/2001	\$ 104,434	QUIT CLAIM DEED;
3	204450	0302	2/23/2001	\$ 183,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	260520	0010	1/17/2002	\$ 77,853	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	271160	0035	8/6/2002	\$ 142,000	NO MARKET EXPOSURE;
3	292604	9207	2/20/2001	\$ 81,011	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	292604	9207	2/20/2001	\$ 37,501	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	292604	9246	1/25/2002	\$ 79,362	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	292604	9373	3/7/2001	\$ 285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	527220	0035	11/30/2002	\$ 34,150	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	543330	0035	2/15/2002	\$ 160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	572450	0070	1/23/2002	\$ 185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	641310	0040	11/20/2002	\$ 299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	641310	0071	4/2/2002	\$ 106,885	QUIT CLAIM DEED; STATEMENT TO DOR;
3	641310	0151	10/26/2001	\$ 203,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	641310	0174	12/13/2001	\$ 145,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	641310	0232	7/9/2001	\$ 209,950	NO MARKET EXPOSURE;
3	641310	0313	11/25/2002	\$ 92,159	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	641360	0075	4/25/2002	\$ 275,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	641360	0107	3/14/2001	\$ 132,511	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	641360	0169	8/29/2002	\$ 96,793	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	641360	0336	7/26/2001	\$ 80,885	STATEMENT TO DOR;
3	781030	0030	8/25/2002	\$ 178,583	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	781030	0030	8/8/2002	\$ 89,437	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	116000	0055	1/24/2001	\$ 200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	116000	0060	5/9/2002	\$ 75,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	116000	0210	5/29/2001	\$ 64,416	QUIT CLAIM DEED;
6	116000	0210	5/29/2001	\$ 45,584	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
6	288770	0011	12/13/2001	\$ 160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
6	292604	9339	11/14/2001	\$ 90,369	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	326530	0115	8/15/2002	\$ 34,968	PARTIAL INTEREST (1/3, 1/2, Etc.);

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 7**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	326530	0200	6/26/2002	\$ 330,000	MULTI-PARCEL SALE;
6	326530	0210	6/26/2002	\$ 330,000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
6	326530	0215	6/26/2002	\$ 240,000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
6	510140	0832	9/11/2001	\$ 110,574	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	0925	1/31/2002	\$ 75,963	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	0988	3/5/2001	\$ 205,000	NO MARKET EXPOSURE;
6	510140	1850	12/7/2002	\$ 108,598	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
6	510140	1864	1/24/2002	\$ 208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	510140	2234	3/10/2002	\$ 146,237	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	510140	2264	11/7/2001	\$ 182,250	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	2286	7/18/2001	\$ 350,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	510140	2408	4/3/2002	\$ 310,000	NO MARKET EXPOSURE;
6	510140	2613	12/18/2002	\$ 81,653	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	510140	4123	4/9/2002	\$ 50,000	QUIT CLAIM DEED; STATEMENT TO DOR;
6	510140	4168	4/23/2002	\$ 150,000	NO MARKET EXPOSURE;
6	510140	7790	11/26/2001	\$ 225,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	510140	8517	7/11/2001	\$ 212,000	QUIT CLAIM DEED;
6	510140	8550	5/30/2001	\$ 325,000	NO MARKET EXPOSURE;
6	510140	8587	12/30/2002	\$ 227,500	NO MARKET EXPOSURE;
6	510140	8685	9/10/2001	\$ 265,000	NO MARKET EXPOSURE;
6	510140	8850	10/26/2001	\$ 243,000	NO MARKET EXPOSURE;
6	510140	8854	7/5/2002	\$ 262,550	NO MARKET EXPOSURE;
6	743450	0040	3/13/2001	\$ 195,000	NO MARKET EXPOSURE;
6	743450	0040	1/24/2001	\$ 189,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	802420	1695	2/27/2001	\$ 450,000	NO MARKET EXPOSURE;
6	802420	1695	2/27/2001	\$ 215,000	NO MARKET EXPOSURE;
6	802420	1915	4/23/2001	\$ 281,250	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
6	802420	2170	9/14/2001	\$ 310,000	SEGREGATION AND/OR MERGER;
6	802420	2365	9/14/2002	\$ 167,000	NON-REPRESENTATIVE SALE;
6	802420	2380	9/30/2002	\$ 343,000	NON-REPRESENTATIVE SALE;
6	890100	0050	5/23/2002	\$ 240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	890100	1445	5/30/2002	\$ 124,700	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	890150	0093	1/4/2001	\$ 235,000	QUIT CLAIM DEED;
6	890150	0135	5/16/2002	\$ 330,000	NO MARKET EXPOSURE;
7	206110	0440	4/19/2001	\$ 247,500	NON-REPRESENTATIVE SALE;
7	246440	0075	6/14/2002	\$ 99,711	PARTIAL INTEREST (1/3, 1/2, Etc.)
7	246440	0320	10/4/2001	\$ 325,000	NO MARKET EXPOSURE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 7**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	246440	0335	9/6/2001	\$ 238,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	246440	0340	10/3/2001	\$ 207,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	246440	0355	10/30/2002	\$ 149,531	QUIT CLAIM DEED;
7	246440	0470	11/8/2001	\$ 582,500	NO MARKET EXPOSURE;
7	246440	0530	8/6/2001	\$ 210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	246440	0600	6/28/2001	\$ 191,350	NO MARKET EXPOSURE;
7	246440	0790	5/3/2002	\$ 80,186	PARTIAL INTEREST (1/3, 1/2, Etc.);
7	246440	0815	6/4/2001	\$ 227,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	287860	0770	4/19/2001	\$ 448,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	287860	0770	1/27/2001	\$ 448,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	287860	1130	9/25/2001	\$ 320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	297980	0340	6/17/2001	\$ 89,678	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	297980	0455	11/13/2001	\$ 99,630	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	297980	0570	4/9/2001	\$ 238,750	NO MARKET EXPOSURE;
7	297980	0595	9/6/2001	\$ 272,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	297980	0670	6/26/2002	\$ 260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	297980	0750	3/27/2001	\$ 215,000	NO MARKET EXPOSURE;
7	354390	0015	1/4/2001	\$ 243,500	NO MARKET EXPOSURE;
7	354490	0095	8/1/2002	\$ 295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	373590	0305	8/20/2002	\$ 262,500	NO MARKET EXPOSURE;
7	373590	1145	5/31/2001	\$ 300,000	NO MARKET EXPOSURE;
7	614870	0050	1/8/2002	\$ 315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	688480	0015	10/24/2002	\$ 306,000	NO MARKET EXPOSURE;
7	688480	0195	12/11/2002	\$ 320,000	NO MARKET EXPOSURE;
7	688480	0220	12/31/2001	\$ 91,564	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	688480	0250	4/1/2002	\$ 267,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	772060	0065	10/9/2001	\$ 225,000	NO MARKET EXPOSURE;
7	860490	0085	3/7/2001	\$ 305,000	1031 TRADE;
7	860490	0405	6/21/2002	\$ 73,570	NO MARKET EXPOSURE;
7	913710	0231	1/23/2001	\$ 156,911	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	199520	0140	6/17/2002	\$ 234,000	NO MARKET EXPOSURE;
8	199520	0330	7/9/2001	\$ 308,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	199520	0365	10/17/2002	\$ 221,700	NO MARKET EXPOSURE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 7**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	227400	0035	9/7/2001	\$ 107,625	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	322604	9085	7/11/2001	\$ 160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	322604	9100	1/19/2001	\$ 196,000	NON-REPRESENTATIVE SALE;
8	322604	9101	3/21/2001	\$ 67,609	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	322604	9122	11/1/2001	\$ 280,000	NO MARKET EXPOSURE;
8	322604	9216	9/13/2002	\$ 227,981	NO MARKET EXPOSURE;
8	322604	9256	4/10/2002	\$ 230,000	NO MARKET EXPOSURE;
8	322604	9285	11/23/2001	\$ 210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
8	322604	9293	3/23/2001	\$ 139,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	322604	9366	8/9/2001	\$ 82,303	RELATED PARTY, FRIEND, OR NEIGHBOR
8	322604	9435	4/27/2001	\$ 285,000	NO MARKET EXPOSURE;
8	510040	0087	6/13/2001	\$ 255,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	510040	1117	4/16/2001	\$ 253,000	NON-REPRESENTATIVE SALE;
8	510040	1193	9/5/2001	\$ 219,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
8	510040	1279	9/24/2001	\$ 335,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	510040	1345	6/11/2001	\$ 260,000	NON-REPRESENTATIVE SALE;
8	510040	1675	8/28/2002	\$ 262,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	510040	1690	4/11/2001	\$ 228,000	NO MARKET EXPOSURE;
8	510040	2350	10/28/2002	\$ 265,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
8	510040	2484	12/18/2001	\$ 265,000	NO MARKET EXPOSURE;
8	510040	2551	8/17/2001	\$ 265,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	510040	2551	3/14/2001	\$ 195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	510040	2746	5/23/2001	\$ 160,000	NO MARKET EXPOSURE;
8	510040	2848	6/21/2002	\$ 88,219	QUIT CLAIM DEED;
8	510040	3151	8/14/2002	\$ 259,950	NO MARKET EXPOSURE;
8	510040	3238	6/4/2002	\$ 354,033	NO MARKET EXPOSURE;
8	510040	3348	7/11/2002	\$ 130,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	510040	3471	3/19/2001	\$ 224,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	510040	3531	6/28/2002	\$ 250,000	NO MARKET EXPOSURE;
8	510040	3876	12/20/2001	\$ 57,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
8	510040	3953	10/23/2001	\$ 203,000	NON-REPRESENTATIVE SALE;
8	510040	3996	3/27/2002	\$ 260,000	FORCED SALE; NON-REPRESENTATIVE SALE;
8	510040	4030	7/13/2001	\$ 190,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	510140	3843	5/13/2002	\$ 56,747	QUIT CLAIM DEED;
8	510140	3891	10/2/2001	\$ 150,200	NO MARKET EXPOSURE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 7**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	510140	3960	7/23/2001	\$ 217,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	510140	4566	1/14/2002	\$ 247,800	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	510140	4629	9/23/2002	\$ 176,310	NO MARKET EXPOSURE;
8	510140	4665	7/30/2001	\$ 318,000	NO MARKET EXPOSURE;
8	510140	5226	2/8/2001	\$ 215,000	NON-REPRESENTATIVE SALE;
8	510140	5400	4/12/2002	\$ 95,578	QUIT CLAIM DEED; STATEMENT TO DOR;
8	510140	6195	2/1/2001	\$ 112,146	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	510140	6237	4/26/2002	\$ 115,150	PARTIAL INTEREST (1/3, 1/2, Etc.);
8	510140	6294	12/31/2002	\$ 112,300	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	510140	6324	4/18/2002	\$ 265,000	RELOCATION - SALE TO SERVICE;
8	510140	6540	12/28/2001	\$ 223,500	RELOCATION - SALE TO SERVICE;
8	638600	0025	6/19/2001	\$ 225,000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
8	638600	0025	3/15/2002	\$ 113,000	SELLER'S OR PURCHASER'S ASSIGNMENT;
8	638600	0105	2/4/2002	\$ 300,000	NO MARKET EXPOSURE;
8	691470	0004	1/23/2002	\$ 56,429	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
8	802420	0040	4/2/2001	\$ 258,000	NO MARKET EXPOSURE;
8	802420	0485	9/12/2002	\$ 417,000	NO MARKET EXPOSURE;
8	802420	0935	9/6/2002	\$ 125,000	QUIT CLAIM DEED;
8	802420	0994	7/18/2001	\$ 216,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	802420	1200	10/5/2001	\$ 402,500	NO MARKET EXPOSURE;
8	802420	1270	11/14/2002	\$ 276,000	NO MARKET EXPOSURE;
8	920600	0030	6/10/2002	\$ 230,000	NO MARKET EXPOSURE;
8	920600	0150	2/20/2002	\$ 360,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.3%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of +8.3%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## ***Area 7 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	44	0.906	1.001	10.5%	0.977	1.025
7	316	0.906	0.997	10.1%	0.988	1.005
8	96	0.906	0.983	8.6%	0.967	1.000
>=9	15	0.948	0.980	3.4%	0.942	1.019
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<=1924	30	0.873	0.977	12.0%	0.948	1.006
1925-1929	80	0.903	0.996	10.3%	0.978	1.014
1930-1939	54	0.888	0.976	9.9%	0.954	0.998
1940-1949	151	0.930	0.993	6.8%	0.981	1.005
1950-1959	46	0.897	1.007	12.3%	0.986	1.029
1960-1969	26	0.872	0.995	14.1%	0.962	1.029
1970-1989	28	0.914	1.019	11.4%	0.985	1.052
1990-1999	22	0.944	0.996	5.5%	0.965	1.027
>=2000	34	0.908	0.985	8.5%	0.960	1.011
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	3	1.031	1.024	-0.7%	0.966	1.082
Average	201	0.950	1.008	6.1%	0.997	1.019
Good	215	0.887	0.988	11.5%	0.978	0.998
Very Good	52	0.840	0.959	14.1%	0.937	0.981
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	291	0.907	0.991	9.3%	0.982	1.000
1.5	114	0.914	0.998	9.1%	0.984	1.012
2	57	0.903	0.998	10.4%	0.978	1.018
3	9	0.873	0.942	7.9%	0.886	0.998
Neighborhood	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0	333	0.917	0.990	7.9%	0.981	0.998
Maple Leaf (1)	138	0.889	1.000	12.5%	0.986	1.014

## ***Area 7 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.993.

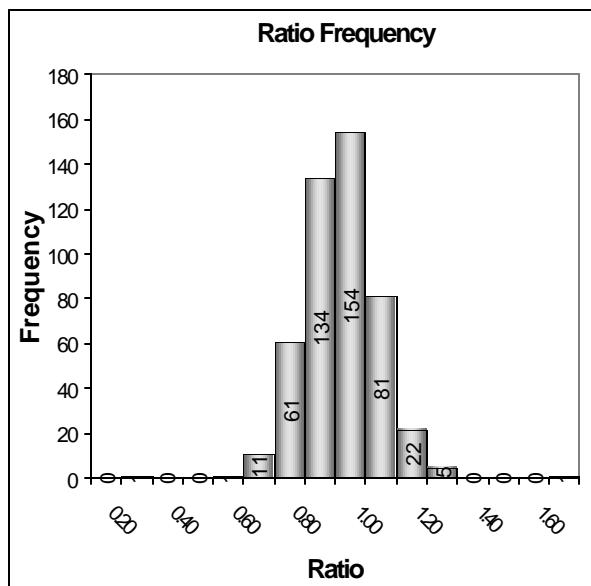
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<800	47	0.920	0.996	8.3%	0.972	1.020
800-999	94	0.899	0.986	9.7%	0.972	1.001
1000-1199	85	0.903	0.994	10.1%	0.977	1.011
1200-1399	101	0.901	1.005	11.6%	0.990	1.021
1400-1599	52	0.893	0.989	10.8%	0.967	1.012
1600-1799	37	0.913	0.981	7.5%	0.955	1.008
1800-2199	33	0.920	0.987	7.3%	0.957	1.018
>=2200	22	0.959	0.993	3.6%	0.965	1.021
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
No	438	0.907	0.994	9.6%	0.986	1.001
Yes	33	0.920	0.986	7.2%	0.957	1.014
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
No	471	0.908	0.993	9.4%	0.986	1.000
Yes	N/A	N/A	N/A	N/A	N/A	N/A
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
3	77	0.867	0.986	13.7%	0.970	1.001
6	154	0.930	0.982	5.6%	0.969	0.994
8	156	0.906	1.006	10.9%	0.995	1.017
7	84	0.905	0.995	10.0%	0.976	1.014
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<4000	55	0.867	0.972	12.1%	0.944	1.000
4000-4999	58	0.903	1.007	11.6%	0.990	1.024
5000-5999	108	0.932	1.002	7.5%	0.987	1.016
6000-6999	117	0.900	0.997	10.9%	0.984	1.010
7000-7999	74	0.915	0.984	7.6%	0.967	1.002
8000-8999	28	0.904	0.986	9.0%	0.961	1.011
>=9000	31	0.924	0.988	6.9%	0.960	1.016

## 2002 Improved Parcel Ratio Analysis

<b>District/Team:</b> NW / Team -3	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 6/17/2003	<b>Sales Dates:</b> 1/2001- 12/2002
<b>Area</b> 7	<b>Analyst ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 471			
<i>Mean Assessed Value</i>	263,700		
<i>Mean Sales Price</i>	290,500		
<i>Standard Deviation AV</i>	67,642		
<i>Standard Deviation SP</i>	68,227		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.916		
<i>Median Ratio</i>	0.920		
<i>Weighted Mean Ratio</i>	0.908		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.207		
<i>Highest ratio:</i>	1.714		
<i>Coefficient of Dispersion</i>	10.31%		
<i>Standard Deviation</i>	0.126		
<i>Coefficient of Variation</i>	13.77%		
<i>Price Related Differential (PRD)</i>	1.009		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.903		
<i>Upper limit</i>	0.927		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.904		
<i>Upper limit</i>	0.927		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	4842		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.126		
<b>Recommended minimum:</b>	25		
<i>Actual sample size:</i>	471		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	229		
# ratios above mean:	242		
<i>Z:</i>	0.599		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			

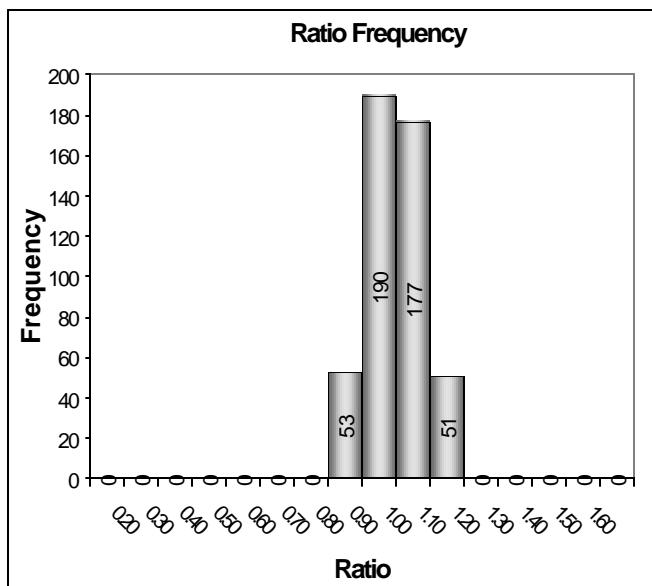


### COMMENTS:

1 to 3 Unit Residences throughout area 7

## 2003 Improved Parcel Ratio Analysis

<b>District/Team:</b> NW / Team - 3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/17/2003	<b>Sales Dates:</b> 1/2001 - 12/2002																								
<b>Area</b> 7	<b>Analyst ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No																								
<b>SAMPLE STATISTICS</b>																											
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### COMMENTS:

1 to 3 Unit Residences throughout area 7

Both assessment level and uniformity have been improved by application of the recommended values.

## **USPAP Compliance**

### ***Client and Intended Use of the Appraisal:***

*This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### ***Definition and date of value estimate:***

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly*

*located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

#### **Special assumptions and limiting conditions:**

*That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

*That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

*That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.*

*That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*

*That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

*That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*

*That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*

*That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*

*Exterior inspections were made of all properties however, due to lack of access few received interior inspections.*

*The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*

*We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.*

*We have attempted to segregate personal property from the real estate in our appraisals.*

*We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.*

*We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*

*The appraisers have no personal interest or bias toward any properties that they appraise.*

***Departure Provisions:***

***Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception***

**SR 6-2 (g)**

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*